

CITY OF SAN ANTONIO

Zoning Commission Agenda

Cliff Morton Development and Business Services Center
1901 S. Alamo Street
Board Room

Tuesday, March 16, 2010
12:30 PM

ZONING COMMISSIONERS

Carolyn Kelley – District 1	Christopher Martinez – District 6
Bennie Cole – District 2	David Christian – District 7
Andrew Anguiano – District 3	Billy J. Tiller – District 8
Jim Myers – District 4	Milton R. McFarland – District 10
Joe Valadez – District 5	Brenna Nava – District Mayor
Susan Wright – District 9	
Chair	

1. **12:30 PM** -Work session discussion of policies and administrative procedures, forthcoming UDC amendments and rezoning cases, and any items for consideration on the agenda for March 16, 2010.
2. **1:00 P.M.** Board Room– Call to Order.
3. Roll Call.
4. Pledge of Allegiance.
5. Approval of March 2, 2010 Zoning Commission Minutes.
6. **ZONING CASE NUMBER Z2010053 – WITHDRAWN:** A request for a change in zoning from “C-3R AHOD” Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District and “MF-33 PUD” Multi Family Planned Unit Development District to “MF-25 PUD AHOD” Multi Family Planned Unit Development Airport Hazard Overlay District on Lot 145, Block 7, NCB 13853, 6292 Queens Castle, #120. (Council District 2)
7. **ZONING CASE NUMBER Z2010055:** A request for a change in zoning from “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District to “NC AHOD” Neighborhood Commercial Airport Hazard Overlay District on Lots 6 and 7, save and except a portion conveyed to the City of San Antonio recorded in Volume 3341, Page 462, Deed Records of Bexar County, Block 1, NCB 3381, 2011 Probandt Street. (Council District 3)
8. **ZONING CASE NUMBER Z2010056 S:** A request for a change in zoning from “C-3NA AHOD” General Commercial Nonalcoholic Sales Airport Hazard Overlay District to “C-3NA S AHOD” General Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Specific Use Authorization for Truck Repair and Maintenance on Lots 21 and 22, Block 2, NCB 12869, 801 Stutts Drive. (Council District 2)

9. **ZONING CASE NUMBER Z2010057:** A request for a change in zoning from “I-1 AHOD” General Industrial Airport Hazard Overlay District, “I-2 AHOD” Heavy Industrial Airport Hazard Overlay District and “C-3 AHOD” General Commercial Airport Hazard Overlay District to “BP AHOD” Business Park Airport Hazard Overlay District on 84.011 acres out of NCB 15683 on a portion of 12065 Bulverde Road. (Council District 10)
10. **ZONING CASE NUMBER Z2010059 S:** A request for a change in zoning from “C-3 AHOD” General Commercial Airport Hazard Overlay District to “C-3 S AHOD” General Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Pay Day Loan Agency on 2,103 square feet out of Lot 2, Block 6, NCB 9039, 3606 South Zarzamora Street. (Council District 5)
11. **ZONING CASE NUMBER Z2010061 CD:** A request for a change in zoning from “C-2 GC-1 MLOD-1” Commercial Hill Country Gateway Corridor Military Lighting Overlay District to “C-2 CD GC-1 MLOD-1” Commercial Hill Country Gateway Corridor Military Lighting Overlay District with a Conditional Use for Storage - Outside (Open With No Screening Required) on Lot 1, Block 1, NCB 18336, 21195 Interstate Highway 10 West. (Council District 8)
12. **ZONING CASE NUMBER Z2010062 CD:** A request for a change in zoning from “C-2” Commercial District to “C-2NA CD” Commercial Nonalcoholic Sales District with a Conditional Use for Auto and Light Truck Repair on Lot 9, Block 9, NCB 18449, 5335 New Sulphur Springs. (Council District 2)
13. **ZONING CASE NUMBER Z2010063 S:** A request for a change in zoning from “C-2 AHOD” Commercial Airport Hazard Overlay District to “C-2 S AHOD” Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Pay Day Loan Agency on Lots 18 and 19, Block 4, NCB 9795, 4818 Blanco Road. (Council District 1)
14. **ZONING CASE NUMBER Z2010065:** A request for a change in zoning from “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District to “C-2 AHOD” Commercial Airport Hazard Overlay District on 4.899 acres out of NCB 15299, 5300 Block of West Military Drive. (Council District 4)
15. Consideration of an amendment to Chapter 35 of the Municipal Code, the Unified Development Code regarding the Form Based Zoning District.
16. **ZONING CASE NUMBER Z2010027:** A request for a change in zoning from “MF-33” Multi-Family District, “C-1” Light Commercial District, “C-2” Commercial District, “C-3NA” General Commercial Nonalcoholic Sales District, “C-3R” General Commercial Restrictive Alcoholic Sales District, “C-3” General Commercial District, “O-2” High-Rise Office District, “I-1” General Industrial District, and “D” Downtown District to “FBZD T4-1” Form Based Zoning District Transect Zone 4-1, “FBZD T4-2” Form Based Zoning District Transect Zone 4-2, “FBZD T5-1” Form Based Zoning District Transect Zone 5-1, “FBZD T6-1” Form Based Zoning District Transect Zone 6-1, and “FBZD T6-2” Form Based Zoning District Transect Zone 6-2 with all existing overlay districts including “H” Historic Districts, “HS” Historic Significant, “HE” Historic Exceptional, “RIO-2” River Improvement Overlay District-2, and “AHOD” Airport Hazard Overlay District remaining unchanged on multiple properties generally bound by IH-35 to the north; Lexington and 4th Street to the southwest; and Bonham, Elm Street, and IH-37 to the southeast. (Council Districts 1 and 2)
17. Discussion and possible action regarding San Antonio Water Systems (SAWS) presentations at Zoning Commission meetings.

18. Director's Report: Notices and postage-paid return cards
City Council B Session - Commission Roles
19. **Executive Session:** consultation on attorney-client matters (real estate, litigation, personnel and security matters) as well as any of the above agenda items may be discussed.
20. **ADJOURNMENT.**

Accessibility Statement

This meeting is wheelchair accessible. Accessible entrances are located at the front and side of the building at 1901 South Alamo Street. Accessible parking spaces are located at the front and rear of the building.

Auxiliary Aids and Services are available upon request (Interpreters for the Deaf must be requested forty-eight [48] hours prior to the meeting). For Assistance, Call (210) 207-7245 Voice/TTY.



Zoning Case Notification Plan

Case Z-2010-055

Council District 3

Scale: 1" approx. = 120 Feet

Subject Property Legal Description(s): NCB 03381 - Block 001 - Lot 7 and N Irr 120 ft of Lot 6

Legend

- Subject Property (0.665 Acres)
- 200' Notification Buffer
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year DFIRM Floodplain



Planning & Development Services Dept
City of San Antonio
(02/24/2010 - E Hart)

Note: All Current and Requested Zoning includes AHOD Zoning (Airport Hazard Overlay District)

CASE NO: Z2010055

Final Staff Recommendation - Zoning Commission

Date: March 16, 2010

Council District: 3

Ferguson Map: 650 D3

Applicant Name:
Yolanda and Celia Rodriguez

Owner Name:
Yolanda and Celia Rodriguez

Zoning Request: From "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "NC AHOD" Neighborhood Commercial Airport Hazard Overlay District.

Property Location: Lots 6 and 7, save and except a portion conveyed to the City of San Antonio recorded in Volume 3341, Page 462, Deed Records of Bexar County, Block 1, NCB 3381

2011 Probandt Street
Located on the northwest corner of Probandt Street and Thekla Street

Proposal: To allow for a Beauty Salon and Office

Neigh. Assoc.: Lone Star Neighborhood Association is the nearest registered association.

Neigh. Plan: South Central San Antonio Community Plan

TIA Statement: A Traffic Impact Analysis (TIA) is not required.

Staff Recommendation:
Approval.

The applicant has completed the plan amendment process. On June 4, 2009, City Council approved a Neighborhood Commercial future land use designation for the subject property. The requested zoning change is consistent with the new land use category in the South Central San Antonio Community Plan.

The 0.3099 acre site is currently undeveloped and located south of Downtown, on the northwest corner of Probandt Street, a major thoroughfare, and Thekla Street. Property to the north and west is zoned "R-6 AHOD" Residential Single Family Airport Hazard Overlay District. The property across Probandt Street to the east is zoned "R-6 AHOD RIO-4" Residential Single Family Airport Hazard Overlay River Improvement Overlay District. The existing surrounding land uses are mixed. Within the block where the subject property is located, to the north and west are single-family dwellings. To the northwest is a church. The southwest corner of the block is a commercial use. Across the street from the subject property on Probandt are light industrial use to the northeast, single-family dwellings to the east, and auto related uses to the south and southwest.

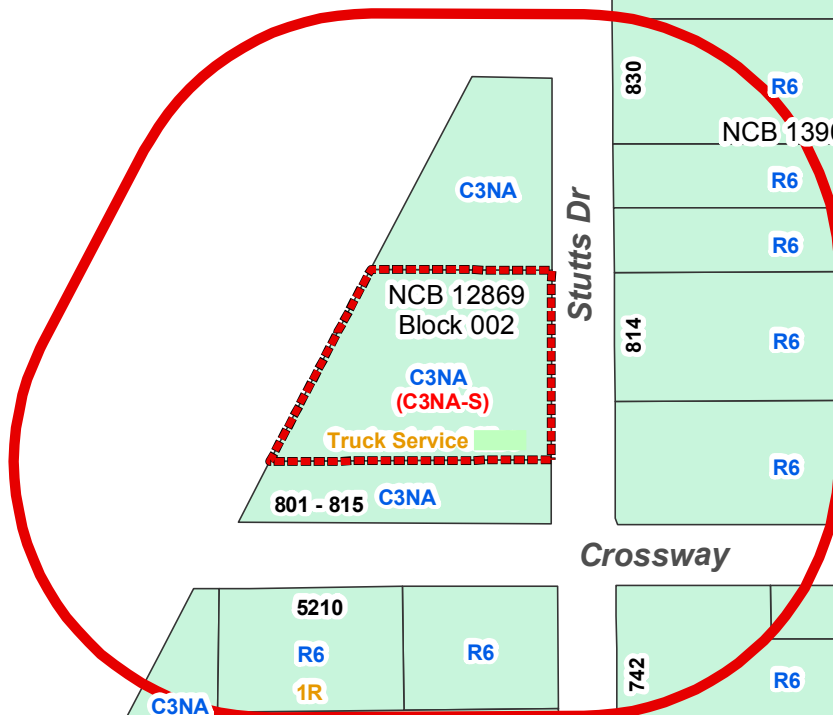
The applicant is requesting to change the zoning on the subject property to "NC AHOD" Neighborhood Commercial Airport Hazard Overlay District to allow for mix of uses in the same building. The plan encourages and facilitates the development of quality, compatible infill development where appropriate. The property is within close vicinity to residential, commercial and industrial zoning and uses. Given the variety of uses and zoning in the area, "NC" zoning would compliment the mixed-use pattern. The location along a secondary arterial type B with significant amount of street frontage would allow for safe ingress and egress into and out of the property.

This "NC" district provides small areas for offices, professional services, service and shop front retail uses, all designed in scale with surrounding residential uses. The district regulations are designed to protect and encourage the transitional character of the districts by permitting a limited group of uses of a commercial nature and to protect the abutting and surrounding residential areas by requiring certain minimum yard and area standards to be met which are comparable to those called for in the residential districts. These districts are also intended to reduce energy consumption by permitting a limited group of commercial uses to be located in close proximity to residential areas. Individual buildings shall not exceed the following: 3,000 square feet of gross floor area for a single-use building; or 3,000 square foot building footprint for a mixed-use building or a live-work unit, so long as the building does not exceed two (2) stories. Parking areas for new buildings or structures shall be located in the rear of the principal use or principal building.

CASE MANAGER: Pedro Vega 207-7980

IH 10 E

IH 10 E



NCB 13904 - Block 003

NCB 12870 - Block 006

NCB 13906 - Block 005

Zoning Case Notification Plan

Case Z-2010-056 S

Council District 2

Scale: 1" approx. = 150 Feet

Subject Property Legal Description(s): A portion of NCB 12869 - Block 002 - E Portion of Lots 21 thru 23

Legend

Subject Property (0.618 Acres)
 200' Notification Buffer
 Current Zoning
 Requested Zoning Change
 100-Year DFIRM Floodplain

TEXT
 (TEXT)



Planning & Development Services Dept
 City of San Antonio
 (03/02/2010 - E Hart)

Note: All Current and Requested Zoning includes AHOD Zoning (Airport Hazard Overlay District)

CASE NO: Z2010056 S

Final Staff Recommendation - Zoning Commission

Date: March 16, 2010

Council District: 2

Ferguson Map: 619 A3

Applicant Name:

Cantu & Cantu Investments, Inc.

Owner Name:

Cantu & Cantu Investments, Inc.

Zoning Request: From "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District to "C-3NA S AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Specific Use Authorization for Truck Repair and Maintenance.

Property Location: Lots 21 and 22, Block 2, NCB 12869

801 Stutts Drive

Located on the east side of Stutts Drive, having 100.00 feet on Stutts Drive.

Proposal: To conform zoning with existing land use (Danny's Truck Service)

Neigh. Assoc.: Eastgate Neighborhood Association

Neigh. Plan: I-10 East Corridor Plan

TIA Statement: A Traffic Impact Analysis (TIA) is not required.

Staff Recommendation:

Approval, with conditions.

The subject properties are located within the boundaries of the I-10 East Corridor Plan and the Eastgate Neighborhood Association. A finding of consistency is not required because the applicant is not requesting a change to the base zoning district. The I-10 East Corridor Plan calls for Community Commercial land use for the subject property.

The subject property is located on the east side of San Antonio, and is a "through-lot" between Stutts Drive and Northeast Loop 410 Access Road. This rezoning request includes 0.5 of an acre out of a total area of approximately 1.2925 acres. The subject property is currently operating as a Truck Repair and Maintenance Facility. The surrounding zoning includes "C-3NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District to the south and north with "R-6 AHOD" Residential Single Family Airport Hazard Overlay District across Stutts Drive to the east.

The applicant is requesting a Specific Use Authorization to conform zoning with the existing Truck Repair and Maintenance Facility on the property. A Truck Repair and Maintenance Facility is identified in the Unified Development Code as a use requiring a Specific Use Authorization in the "C-3" General Commercial District. Staff finds the request to be appropriate given the property's location along the Northeast Loop 410 Access Road. Further, the base zoning district for the subject property will remain "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District, which already permits a variety of other heavy commercial uses. A significant amount of commercial zoning exists within the vicinity of the subject property. The frontage along Northeast Loop 410 Access Road will allow for safe ingress and egress into and out of the property. There is currently no access from Stutts Drive which helps protect the existing residential area to the east. The applicant indicated they will only use a portion of the total property for the requested use.

Should the Zoning Commission recommend approval of "C-3NA S AHOD", staff recommends the following conditions: 1. Hours of operation from 9:00 A.M. to 5:00 P.M. 2. There shall be no ingress and egress from Stutts Drive and 3. No storage of junk vehicles or trucks.

CASE NO: Z2010056 S

Final Staff Recommendation - Zoning Commission

The purpose of the Specific Use Authorization is to provide for certain uses which, because of their unique characteristics or potential impacts on adjacent land uses, are not generally permitted in certain zoning districts as a matter of right, but which may, under the right set of circumstances and conditions be acceptable in certain specific locations.

CASE MANAGER: Pedro Vega 207-7980

LEGEND

OVERHEAD ELECTRIC	—○—
WOOD FENCE	—X—X—X—
CHAIN LINK FENCE	—●—●—●—
WIRE FENCE	—X—X—X—
POWER POLE	⊕
FIRE HYDRANT	⊕

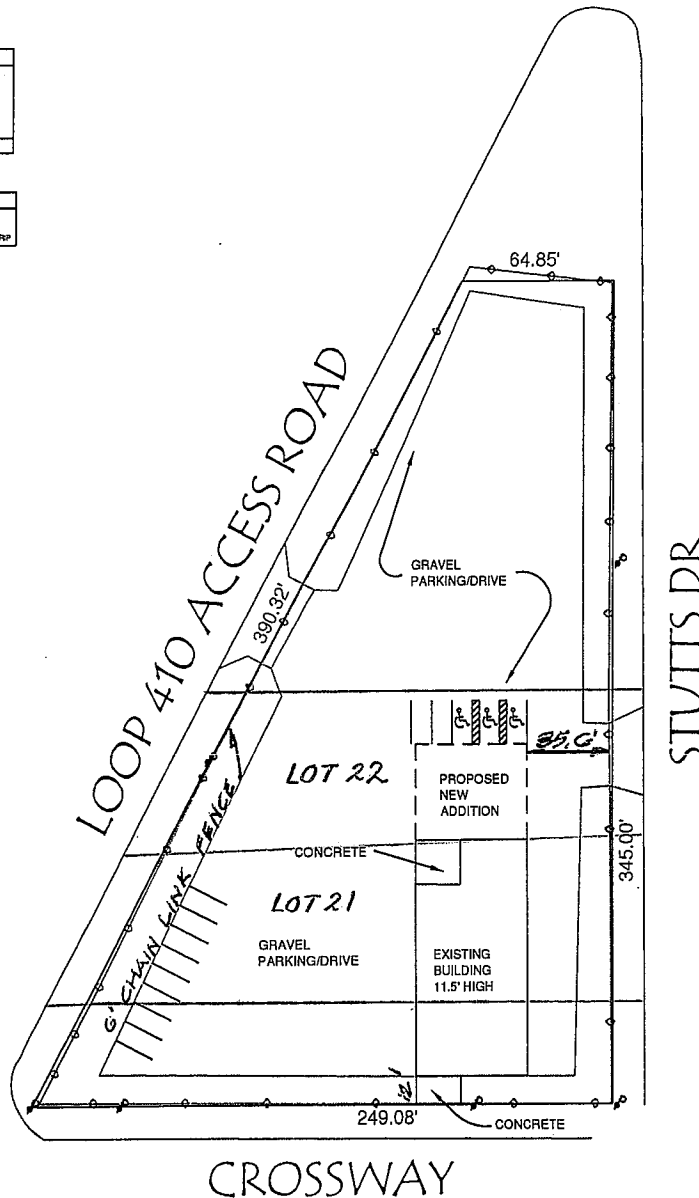
Edgar Cantu
Elizabeth Cantu

72010056 S

THE PROPERTY OWNER, ACKNOWLEDGE THAT THIS SITE
PLANE SUBMITTED FOR THE PURPOSE OF REZONING THIS PROPERTY IS IN ACCORDANCE
WITH ALL APPLICABLE PROVISIONS OF THE UNIFIED DEVELOPMENT CODE. ADDITIONALLY,
I UNDERSTAND THAT CITY COUNCIL APPROVAL OF A SITE PLAN IN CONJUNCTION WITH A
REZONING CASE DOES NOT RELIEVE ME FROM ADHERENCE TO ANY/CITY-ADOPTED
CODES AT THE TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS

IMPERVIOUS COVER TOTALS	
GRAVEL AREA	35,125 SQ FT
WAREHOUSE	4,445 SQ FEET
CONCRETE	566 SQ FEET
NEW ADDITION	1968 SQ FEET
TOTAL	42,173 SQ FT

NEW PARKING COUNT	
10 REGULAR PARKING SPACES	18 DEEP AND 9' WIDE
3 HANDICAP SPACE	18 DEEP AND 9' WIDE WITH ADJACENT PARKING STRIP



SITE PLAN

BEING 0.5 ACRES IN BLOCK 2, NEW
CITY BLOCK 12869, COLISEUM PARK
GARDENS SUBDIVISION, IN THE CITY OF
SAN ANTONIO, TEXAS.



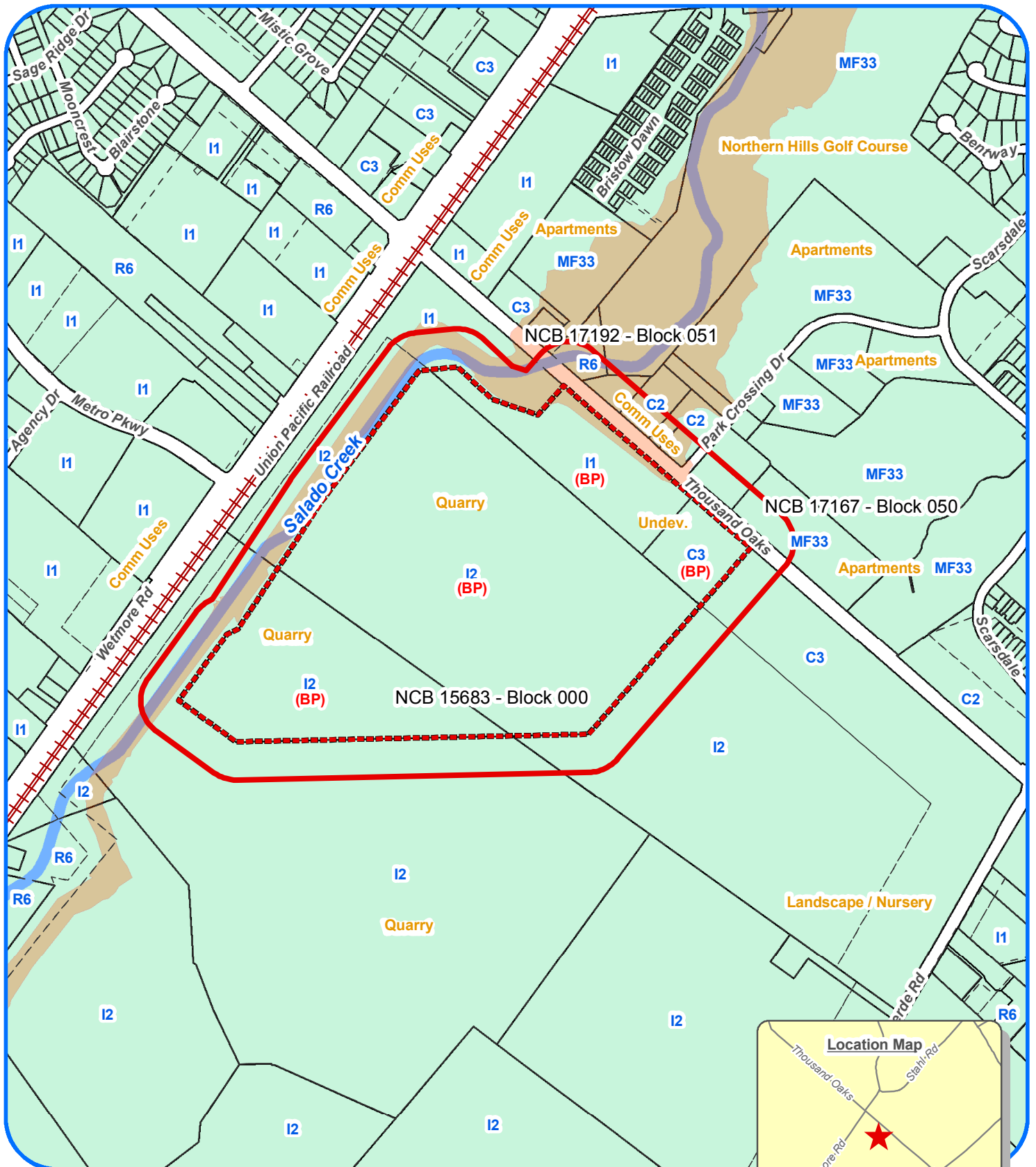
WILKIE SURVEYING

7715 MAINLAND #114
SAN ANTONIO, TEXAS 78250
(210) 523-9996 PHONE
(210) 523-9995 FAX
WILKIESURVEYOR@YAHOO.COM

JERRY D. WILKIE, JR. R.P.L.S. NO. 4724

SCALE: 1" = 50'

DRAWN BY: JDW
CHECKED BY: JDW



Zoning Case Notification Plan

Case Z2010057

Council District 10

Scale: 1" approx. = 700 Feet

Subject Property Legal Description(s): A Portion of NCB 15683

Legend

Subject Property (84.011 Acres)
 200' Notification Buffer
 Current Zoning
 Requested Zoning Change
 100-Year DFIRM Floodplain

TEXT
 (TEXT)



Planning & Development Services Dept
 City of San Antonio
 (02/24/2010 - E Hart)

Note: All Current and Requested Zoning includes AHOD Zoning (Airport Hazard Overlay District)

CASE NO: Z2010057

Final Staff Recommendation - Zoning Commission

Date: March 16, 2010

Council District: 10

Ferguson Map: 552 C2

Applicant Name:
Capital Aggregates Inc.

Owner Name:
Capital Aggregates Inc.

Zoning Request: From "I-1 AHOD" General Industrial Airport Hazard Overlay District, "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District and "C-3 AHOD" General Commercial Airport Hazard Overlay District to "BP AHOD" Business Park Airport Hazard Overlay District.

Property Location: 84.011 acres out of NCB 15683

A portion of 12065 Bulverde Road

At the southern corner of Wetmore Road and Thousand Oaks

Proposal: To allow an office/institutional campus for construction, contracting, and quarry business

Neigh. Assoc.: Oak Grove Estate Neighborhood Association

Neigh. Plan: Proposed: San Antonio International Airport Vicinity Plan

TIA Statement: A Level I Traffic Impact Analysis has been submitted.

Staff Recommendation:
Approval.

The subject property is located at the southern corner of Thousand Oaks and Wetmore Road, and consists of 84.011 acres of land out of two larger parcels. The larger parcels are part of an existing concrete and quarrying operation. The properties were annexed in December 1972, per Ordinance #41430. The subject property was originally zoned "Temp R-1" Temporary Single Family Residence District. In a 1987 case, the property was rezoned to "B-3" Business District, "I-1" Light Industrial District and "I-2" Heavy Industrial District. Upon adoption of the 2001 Unified Development Code, the previous zoning districts converted to the current "C-3" General Commercial District, "I-1" General Industrial District and "I-2" Heavy Industrial District. Surrounding zoning and uses include single- and multi-family residential uses mixed with retail, service, and industrial uses. The properties to the south are used for concrete production and quarrying. The property is bound by a Union Pacific rail-line and the Salado Creek to the west. The subject property is located within the boundaries of the proposed San Antonio International Airport Vicinity Plan. Although the plan is still in the draft phase, the future land use designation for the subject property will likely be either Light Industrial or Business Park; the requested zoning is consistent with both designations.

The applicant requests "BP" Business Park District in order to utilize the "Office or Institutional Campus" use pattern outlined in Section 35-205 of the Unified Development Code. The "BP" district allows uses permitted in the "L" Light Industrial District, and implements specific development and design standards that are intended to provide for a mix of uses while also limiting the possible impact on surrounding properties.

Staff finds the requested zoning to be appropriate for the subject property due to the existing surrounding pattern of development, as well as the nature of the contiguous industrial uses. The subject property is a portion of a 1000-plus acre development that also consists of an active quarry and concrete manufacturer. A majority of the large development is not visible from the abutting thoroughfares because of a large berm along Bulverde Road, Thousand Oaks, and Wetmore Road. The proposed business park/office or institutional

CASE NO: Z2010057

Final Staff Recommendation - Zoning Commission

campus is a less-intense use than the surrounding heavy industrial operation, while at the same time remaining compatible with the other existing on-site operations. Similarly, because the office or institutional campus use pattern requires all uses take place within a completely enclosed building, the proposed development is also compatible with the adjacent mix of residential, commercial, and industrial uses along Thousand Oaks and Wetmore Road. The subject property fronts Thousand Oaks, which the Major Thoroughfare Plan identifies as a Secondary Arterial "Type A" right-of-way.

CASE MANAGER: Micah Diaz 207-5876



Zoning Case Notification Plan

Case Z-2010-059 S

Council District 5

Scale: 1" approx. = 80 Feet

Subject Property Legal Description(s): 2,103 square feet out of Lot 2, Block 6, NCB 09039

Legend

Subject Property (0.0483 Acres)
 200' Notification Buffer
 Current Zoning
 Requested Zoning Change
 100-Year DFIRM Floodplain

TEXT
 (TEXT)



Planning & Development Services Dept
 City of San Antonio
 (02/24/2010 - E Hart)

Note: All Current and Requested Zoning includes AHOD Zoning (Airport Hazard Overlay District)

CASE NO: Z2010059 S

Final Staff Recommendation - Zoning Commission

Date: March 16, 2010

Council District: 5

Ferguson Map: 649 F2

Applicant Name:

Robert J. Perez

Owner Name:

Randall S. Vail

Zoning Request: From "C-3 AHOD" General Commercial Airport Hazard Overlay District to "C-3 S AHOD" General Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Pay Day Loan Agency.

Property Location: 2,103 square feet out of Lot 2, Block 6, NCB 9039

3606 South Zarzamora Street

On the east side of South Zarzamora between West Theo Avenue to the north and West Malone to the south.

Proposal: To allow a Pay Day Loan Agency.

Neigh. Assoc.: The Quintana Community Neighborhood Association is within 200 feet.

Neigh. Plan: Nogalitos/South Zarzamora Community Plan

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

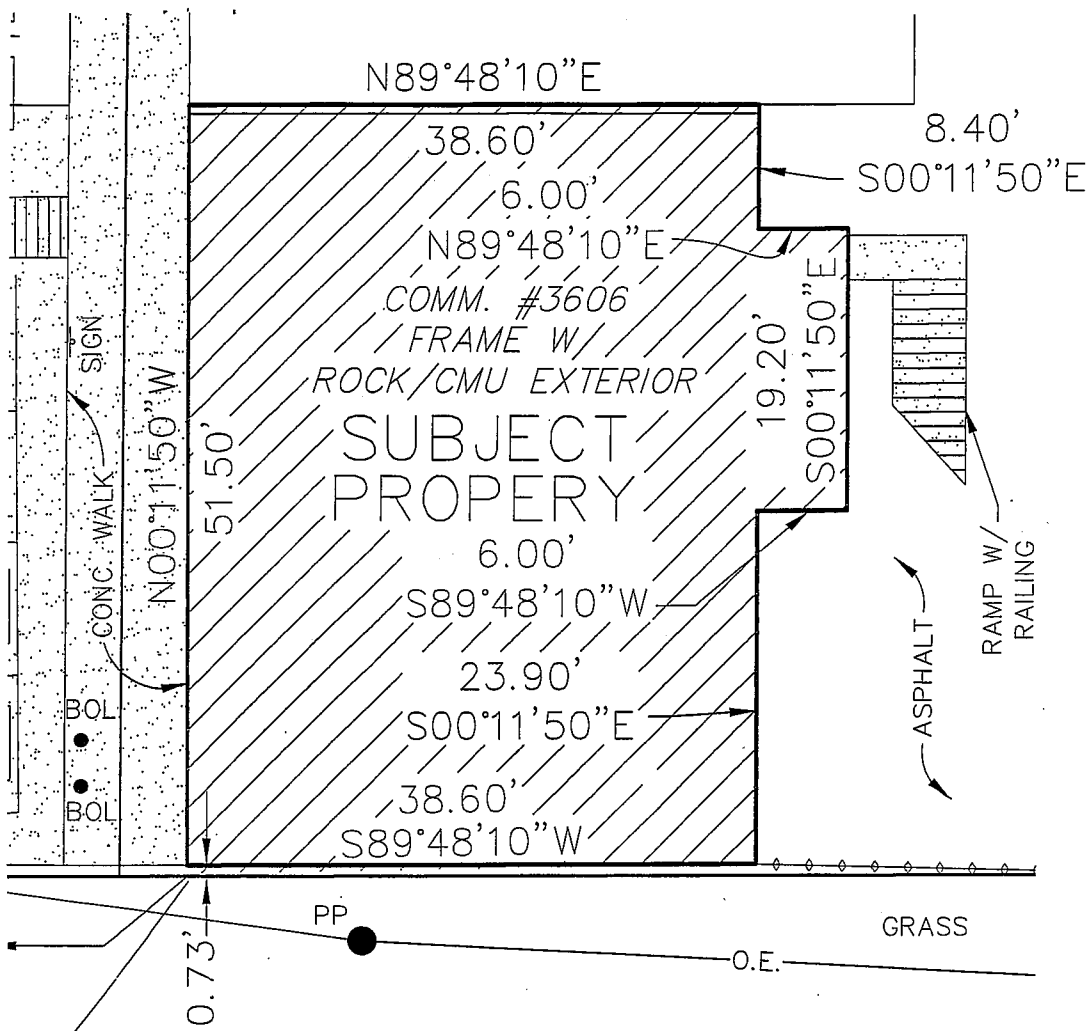
Denial.

The subject property is approximately 0.048 of an acre and is located on the east side of South Zarzamora. The property is currently occupied by a multi-tenant shopping center. The property is adjacent to C-3 zoning to the south and west, R-5 zoning to the east, and C-2 zoning to the north. Surrounding land uses consist of a restaurant to the north; a gas station to the south, residential dwellings to the east and commercial uses to the west.

The applicant is requesting a zoning change to allow a pay day loan agency which requires a Specific Use Authorization. Staff believes that a payday loan agency, as proposed at this location would not advance the goals of the Nogalitos/South Zarzamora Community Plan. Specifically, Goal 3: Economic Development, discourages poverty indicator businesses such as pay day loan agencies, and encourages uses that would "improve the commercial corridors in the planning area in order to attract and support a mix of uses that will meet residents' daily needs". Given that this is a text recommendation, it does not constitute a plan inconsistency, but it prompts staff to recommend denial in order to support the goals of the neighbor-adopted plan.

The purpose of the specific use authorization is to provide for certain uses which, because of their unique characteristics or potential impacts on adjacent land uses, are not generally permitted in certain zoning districts as a matter of right, but which may, under the right set of circumstances and conditions be acceptable in certain specific locations.

CASE MANAGER: Brenda Valadez 207-7945



"I, RANDALL S. VAIL, the property owner, acknowledge that this plan submitted for the purpose of rezoning this property is in accordance with all applicable provisions of the Unified Development Code. Additionally, I understand that City Council approval of a site plan in conjunction with a rezoning case does not relieve me from adherence to any / all City-adopted Codes at the time of plan submittal for building permits."

2103 SQ.FT. OF IMPERVIOUS COVER
 2103 SQ.FT. OF BUILDING TO BE REZONED
 2103 SQ.FT. OF ALL PAVED OR HARD SURFACE STREETS,
 PARKING FACILITIES, INCLUDING CURB AND GUTTERS,
 WALLS, LOADING AREAS AND ASPHALT
 INTENDED USE IS PAYDAY LOAN C-35

SUBJECT PROPERTY BUILDING AREA :

2,103.10 S.F.
 0.0483 AC.

PARKING SPACES : 15
 PARKING SPACES : 1
 HANDICAP PARKING SPACES: 1
 TOTAL PARKING SPACES: 16
 TOTAL PARKING SPACES: 16
 TOTAL PARKING SPACES: 16

PROPERTY ADDRESS : 3606 S. ZARZAMORA ST.
 PLAT OF:

Portion of Lot 2, Blk. 6, N.C.B. 9039

Subdivision MCNELEY HEIGHTS

SAN ANTONIO, BEXAR County, Texas

Prepared by

BRIONES
 CONSULTING & ENGINEERING LTD.

8115 BROADWAY (210) 828-1431
 SAN ANTONIO, TX 78209 (210) 828-1432 fax

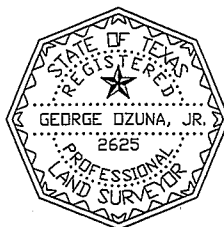
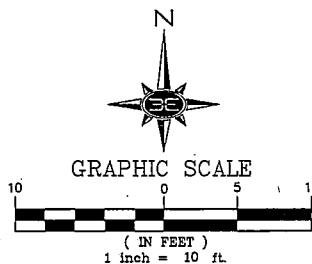
Reference:

As recorded in Vol. and Pg.

1625, 135, Deed & Plat Records

BEXAR County, Texas

Job No. _____

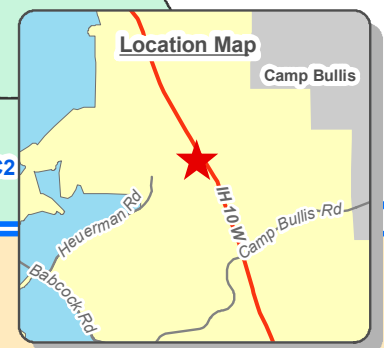
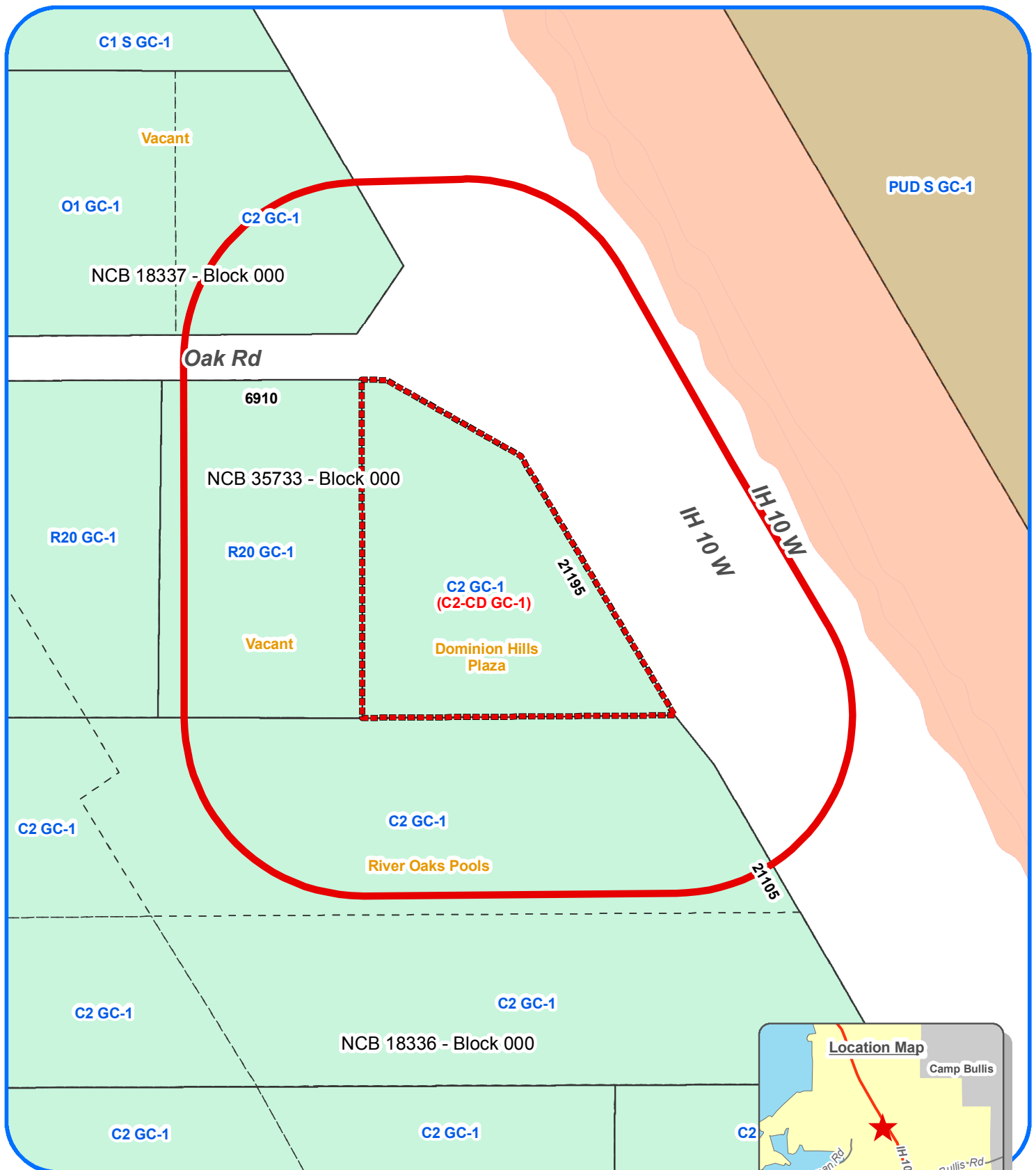


STATE of TEXAS
 COUNTY of BEXAR

I, hereby certify that this survey
 conforms to the current Texas
 Surveyors Association Standards
 and Specifications for a category

1B condition II survey.

This 27th day of January, 2010 A.D.



Zoning Case Notification Plan

Case Z-2010-061CD

Council District 8

Scale: 1" approx. = 150 Feet

Subject Property Legal Description(s): NCB 18336 - Block 001 - Lot 1

Legend

Subject Property (1.989 Acres)
 200' Notification Buffer
 Current Zoning
 Requested Zoning Change
 100-Year DFIRM Floodplain

TEXT
 (TEXT)



Planning & Development Services Dept
 City of San Antonio
 (02/25/2010 - E Hart)

CASE NO: Z2010061 CD

Final Staff Recommendation - Zoning Commission

Date: March 16, 2010

Council District: 8

Ferguson Map: 480 A6

Applicant Name:

Cody Pools

Owner Name:

Joineco Enterprises, Ltd. (Laura H. Hernandez & Carlos Barrera)

Zoning Request: From "C-2 GC-1 MLOD-1" Commercial Hill Country Gateway Corridor Military Lighting Overlay District to "C-2 CD GC-1 MLOD-1" Commercial Hill Country Gateway Corridor Military Lighting Overlay District with a Conditional Use for Storage - Outside (Open With No Screening Required).

Property Location: Lot 1, Block 1, NCB 18336

21195 Interstate Highway 10 West

Located on the southwest corner of Interstate Highway 10 West and Oak Drive

Proposal: To allow outside display of merchandise (Pool)

Neigh. Assoc.: Friends of Friedrich's Wilderness Park

Neigh. Plan: None

TIA Statement: A Traffic Impact Analysis (TIA) is not required.

Staff Recommendation:

Approval.

The subject property is located in northwest San Antonio, on the southwest corner of Interstate Highway 10 West and Oak Drive. The subject property was annexed in December of 1989, totals 1.989 acres and is currently occupied by a shopping center (Dominion Hills Plaza) with retail businesses. The existing shopping center includes two commercial buildings that measure approximately 23,234 square feet and were constructed in 2006. The surrounding zoning includes "C-2 GC-1 MLOD-1" Commercial Hill Country Gateway Corridor Military Lighting Overlay District to the south and across Oak Drive to the north; with "R-20 GC-1 MLOD-1" Residential Single-Family Hill Country Gateway Corridor Military Lighting Overlay District to the west.

The applicant requests adding a Conditional Use for Storage - Outside (Open With No Screening Required) in order to allow an outdoor pool display for a proposed pool store (Cody Pools). Staff finds the requested Conditional Use to be appropriate for the subject property. The applicant has submitted the required site plan which indicates the proposed location of the outside pool display and 4 foot wrought iron fence around the display. The subject property is located within the Camp Bullis Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding between Fort Sam Houston and the City of San Antonio, the Garrison Commander did not review the zoning request because the tract is smaller than 10 acres and is not immediately adjacent to Camp Bullis.

The conditional zoning procedure is designed to provide for a land use within an area that is not permitted by the established zoning district but due to individual site considerations or unique development requirements would be compatible with adjacent land uses under given conditions.

CASE MANAGER: Pedro Vega 207-7980

The following statement, "I, Charles S. Berry, the property owner, acknowledge that this site plan submitted for the purpose of rezoning this property is in accordance with all applicable provisions of the Unified Development Code. Additionally, I understand that City Council approval of a site plan in conjunction with a rezoning case does not relieve me from adherence to any/all City-adopted Codes at the time of plan submission for building permits."

The following statement, "I, Charles S. Berry, the property owner, acknowledge that this site plan submitted for the purpose of rezoning this property is in accordance with all applicable provisions of the Unified Development Code. Additionally, I understand that City Council approval of a site plan in conjunction with a rezoning case does not relieve me from adherence to any/all City-adopted Codes at the time of plan submission for building permits."

CODY POOLS TO PROVIDE THE FOLLOWING:
1 All work to be done in accordance with the Association of Pool and Spa Professionals specifications as well as all applicable city and county codes.
2 General Liability Insurance during construction.
3 Layout in accordance with approved plan.
4 All permits and calls for necessary inspections.

- POOL DESIGN**
- 1 Size 12' x 24'
 - 2 Perimeter 88 ft
 - 3 Area 192 sq ft
 - 4 Depth 2' - 3'
 - 5 Volume 1,920 cu ft
 - 6 Steps 2
 - 7 Skimmer 1
 - 8 Main Drain 1
 - 9 Sun Lounge 1
 - 10 Bubbler 1
 - 11 Water Features 3 1/2 in/ booster pump
 - 12 Spa 1

- EQUIPMENT**
- 1 Pump (1) Pentair Whisper 1.5 Horsepower
 - 2 Filter (1) Pentair Clean & Clear 230 Sq/ft
 - 3 Heater (1) N/A
 - 4 Water Treatment (1) Bionaire In-line Chlorinator
 - 5 Pool Cleaner (1) Legend Platform w/ booster pump
 - 6 Lights (1) SDC
 - 7 Controller (1) Pentair Easy Touch 4 Function wireless w/ P4
 - 8 Air Blower (1) N/A
 - 9 Maintenance (1) John Deere, Mtd. Vacuum & Hose, Tool Kit, Thermometer

EXCAVATION
1 Excavation, forming and steel bracing to be included in the pool base price. Rock excavation is included.

POOL
2 1/2" Riser Rod on 12" Centers with a four bar beam and additional bars at all high stress areas if required.

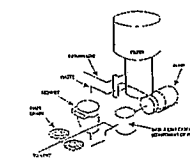
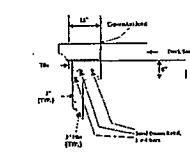
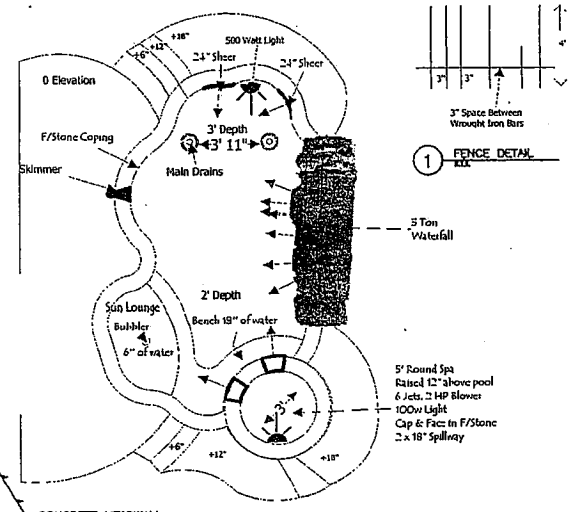
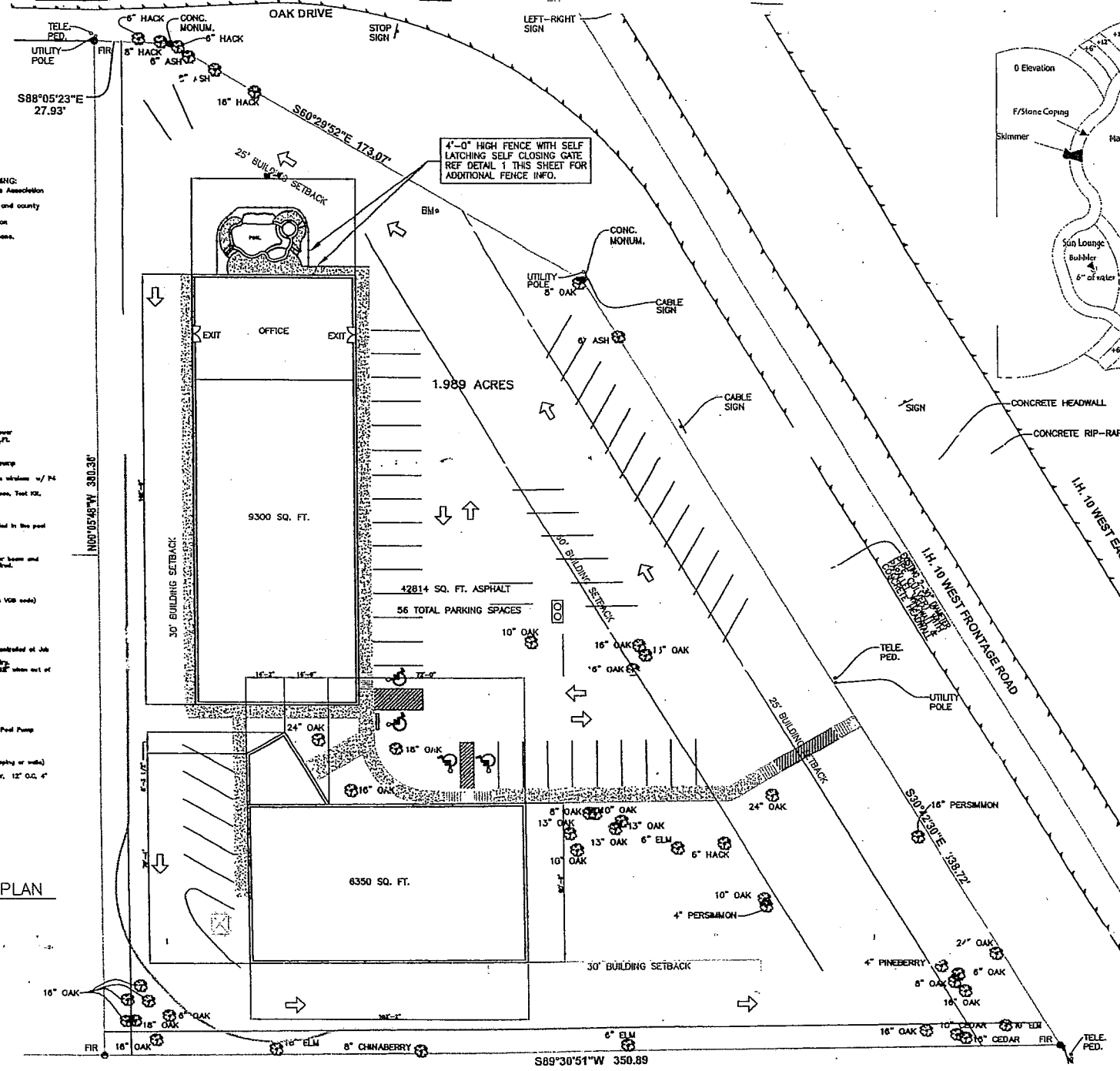
- PLUMBING**
- 1 2" Minimum, Schedule 40
 - 2 Pool Main Drain (2) Anti-Siphonment (meets VOB code)
 - 3 Water Inlets (2) Adjustable Returns
 - 4 Return(s) (2) Adjustable w/ over/size
 - 5 See List N/A

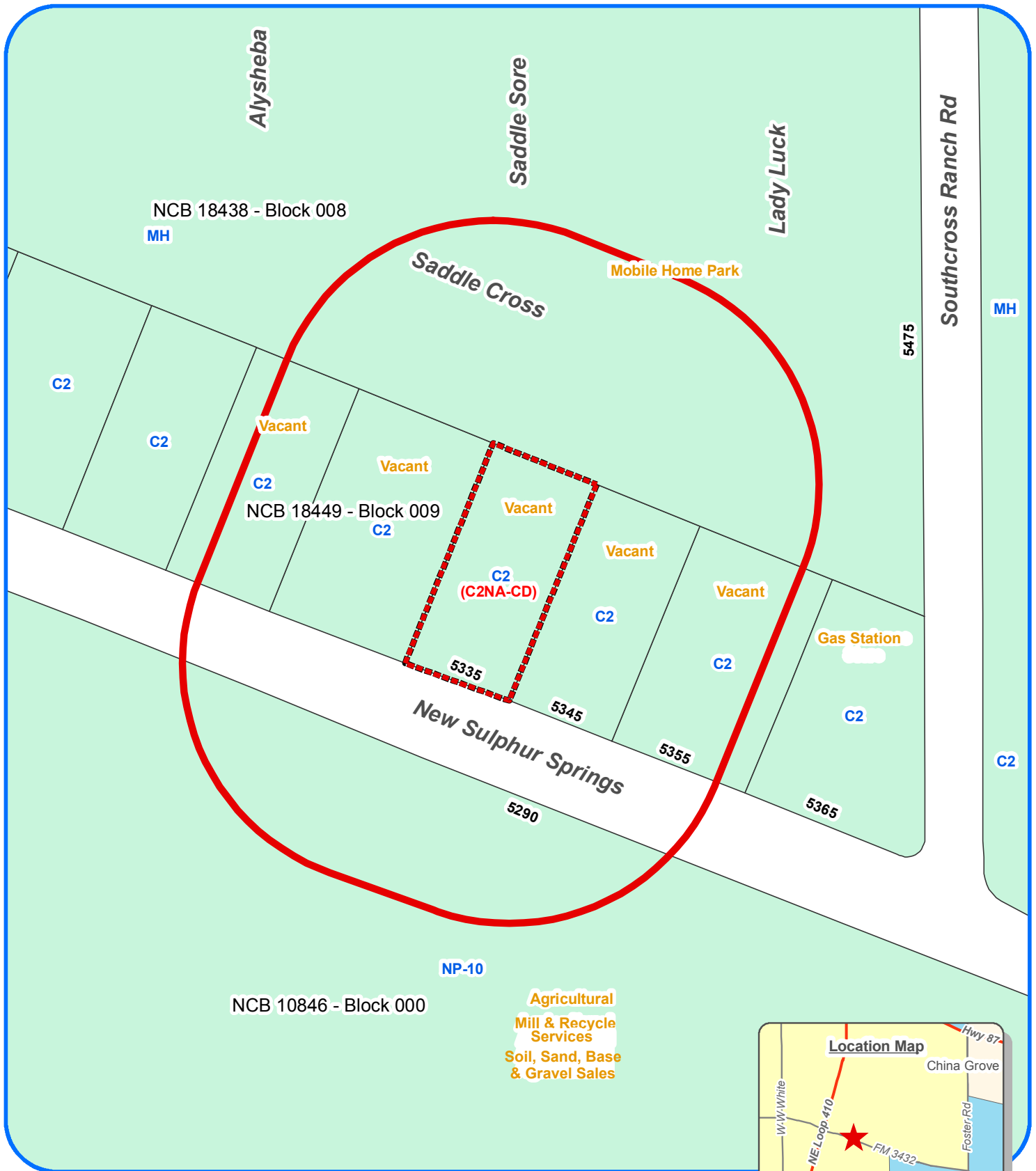
GATE
1 High Pressure Dry Bulbs, Water and Quality Controlled at Job Site. This produces the strongest and most durable gate in the industry.
2 Minimum four and half thickness of 8"-10" (1/2" when out of ground)

ELECTRIC
1 Bonding by Stainless Steel (SS)
2 Hook Up of Under Water Lights, Controls and Pool Pump
3 Installation of all electrical, 90% On.

- DOCS**
- 1 Deck Area 274 Sq ft (not including coping or rails)
 - 2 Deck Type Composite 65 ft" Deck, 12" O.C, 4"
 - 3 Substructure Crushed Stone
 - 4 Turn Down Beam N/A

SITE PLAN
Scale 1"=40'





Zoning Case Notification Plan

Case Z-2010-062

Council District 2

Scale: 1" approx. = 120 Feet

Subject Property Legal Description(s): NCB 18449 - Block 009 - Lot 9

Legend

Subject Property (0.455 Acres)

200' Notification Buffer

Current Zoning

Requested Zoning Change

100-Year DFIRM Floodplain

TEXT

(TEXT)



Planning & Development Services Dept
City of San Antonio
(02/26/2010 - E Hart)

CASE NO: Z2010062 CD

Final Staff Recommendation - Zoning Commission

Date: March 16, 2010

Council District: 2

Ferguson Map: 652 F5

Applicant Name:
Salah Diab

Owner Name:
Benjamin Lara Salgado

Zoning Request: From "C-2" Commercial District to "C-2NA CD" Commercial Nonalcoholic Sales District with a Conditional Use for Auto and Light Truck Repair.

Property Location: Lot 9, Block 9, NCB 18449

5335 New Sulphur Springs

On the north side of New Sulphur Springs, approximately 400 feet west of Southcross Ranch Road

Proposal: To allow auto and light truck repair

Neigh. Assoc.: Pecan Valley Neighborhood Association is the nearest registered association.

Neigh. Plan: Eastern Triangle Community Plan

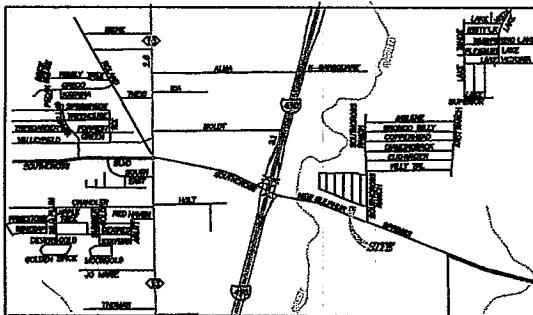
TIA Statement: A Traffic Impact Analysis (TIA) is not required because traffic generated by the proposed development does not exceed the threshold requirements.

Staff Recommendation:
Approval.

The subject property consists of 0.455 of an acre of undeveloped land located on the north side of New Sulphur Springs, approximately 400 feet west of Southcross Ranch Road. The property was annexed in December 1987, per Ordinance #66013; and was originally zoned "Temp R-1" Temporary Single Family Residence District. In 1988, City Council approved rezoning of the property to "B-2" Business District. Upon adoption of the 2001 Unified Development Code, the previous zoning district converted to the current "C-2" Commercial District. Surrounding zoning includes "C-2" to the east and west along New Sulphur Springs, "MH" Manufactured Housing District abutting to the north, with "NP-10" Neighborhood Preservation District to the south across New Sulphur Springs. Surrounding land uses include undeveloped land to the east and west, with a gas station to the east at the intersection of New Sulphur Springs and Southcross Ranch Road; and a manufactured housing park abutting to the north. The property to the south appears to be agricultural, but includes a sign advertising mill and recycling services, along with sand, gravel, top soil, and base material sales. The applicant requests "C-2NA CD" Commercial Nonalcoholic Sales District with a Conditional Use for Auto and Light Truck Repair.

Staff finds the requested Conditional Use to be appropriate for the subject property due to its location along New Sulphur Springs, which is identified as a Secondary Arterial "Type A" in the City's Major Thoroughfare Plan. The property is located within the Eastern Triangle Community Plan. Although the plan designates the subject property's future land use as Medium Density Residential, no plan amendment is required because there is no request to change the existing base zoning district. The "C-2" base zoning district would normally be considered consistent with the Community Commercial land use designation. The Eastern Triangle plan contains language that supports Community Commercial land uses along arterial thoroughfares; while encouraging Medium Density Residential land uses along collector or residential roads.

CASE MANAGER: Micah Diaz 207-5876



LOCATION MAP
NOT TO SCALE

DEVELOPMENT SUMMARY	
CURRENT USE	VACANT
PROPOSED USE	CAR-CARE CENTER

TYPE OF PARKING	SPACES
REGULAR	12
HANDICAPPED	1



GRAPHIC SCALE

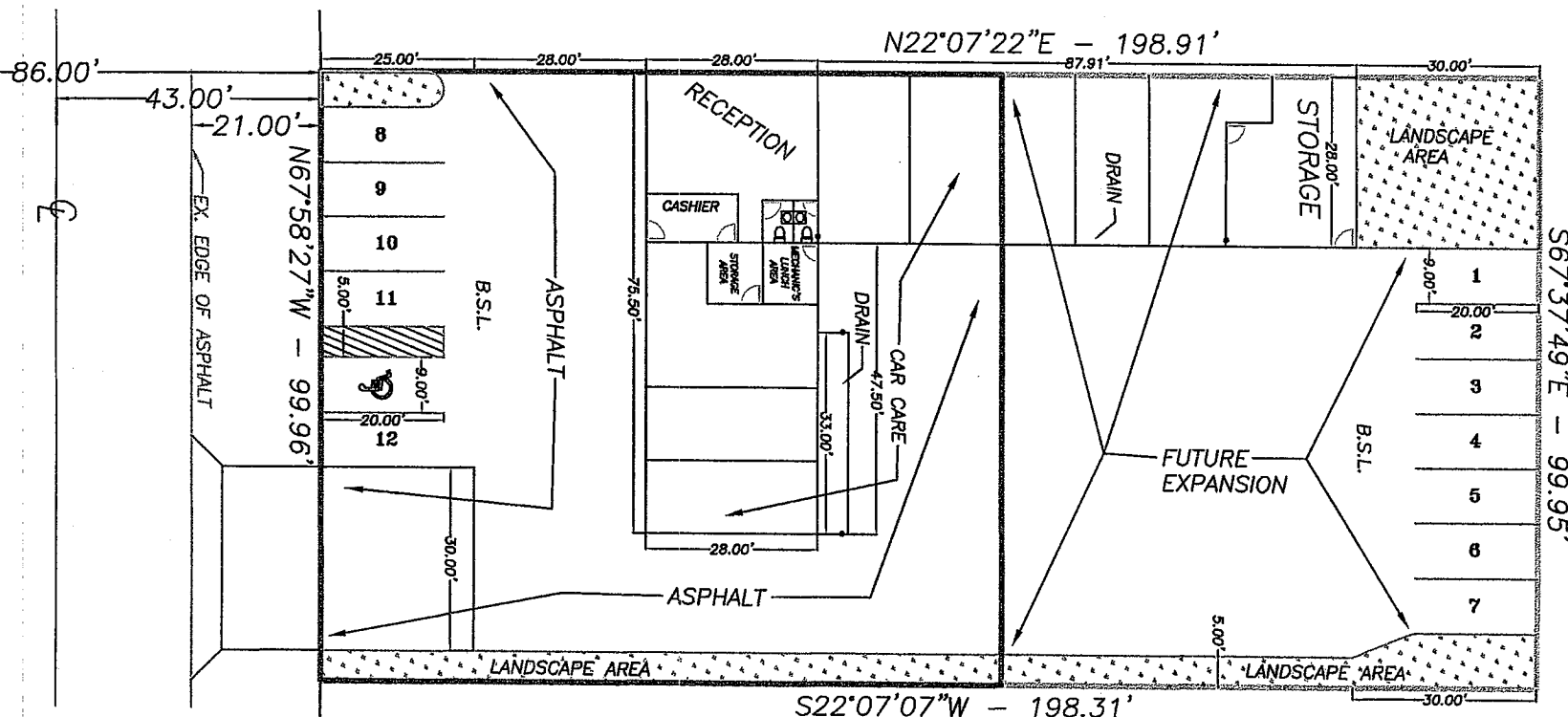


(IN FEET)
1 INCH = 30 FT.

PROPOSED USE	AREA
TOTAL BUILDING AREA	4573 S.F.
PAVEMENT/HARD SURFACE	13233 S.F.
TOTAL PERVIOUS AREA	2046 S.F.
TOTAL AREA	19852 S.F.
TOTAL ACREAGE	0.455 ACRES

" I, BENJAMIN LARA SALGADO, the property owner, acknowledge that this site plan submitted for the purpose of rezoning this property is in accordance with all applicable provisions of the Unified Development Code. Additionally, I understand that City Council approval of a site plan in conjunction with a rezoning case does not relieve me from adherence to any/all City-adopted Codes at the time of plan submittal for building permits."

NEW SULPHUR SPRINGS



S67°37'49"E - 99.95'



Zoning Case Notification Plan

Case Z-2010-063 S

Council District 1

Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): NCB 09795 - Block 004 - Lots 18 and 19

Legend

Subject Property (0.329 Acres)
 200' Notification Buffer
 Current Zoning
 Requested Zoning Change
 100-Year DFIRM Floodplain

TEXT
 (TEXT)



Planning & Development Services Dept
 City of San Antonio
 (02/26/2010 - E Hart)

Note: All Current and Requested Zoning includes AHOD Zoning (Airport Hazard Overlay District)

CASE NO: Z2010063 S

Final Staff Recommendation - Zoning Commission

Date: March 16, 2010

Council District: 1

Ferguson Map: 582 C3

Applicant Name:

Robert J. Perez

Owner Name:

Warfield, GP

Zoning Request: From "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Pay Day Loan Agency.

Property Location: Lots 18 and 19, Block 4, NCB 9795

4818 Blanco Road

Located on the southeast corner of Blanco Road and Glencoe Drive

Proposal: To allow a Car Title Loan Office

Neigh. Assoc.: Shearer Hills - Ridgeview Neighborhood Association

Neigh. Plan: North Central Neighborhoods Community Plan

TIA Statement: A Traffic Impact Analysis (TIA) is not required.

Staff Recommendation:

Approval.

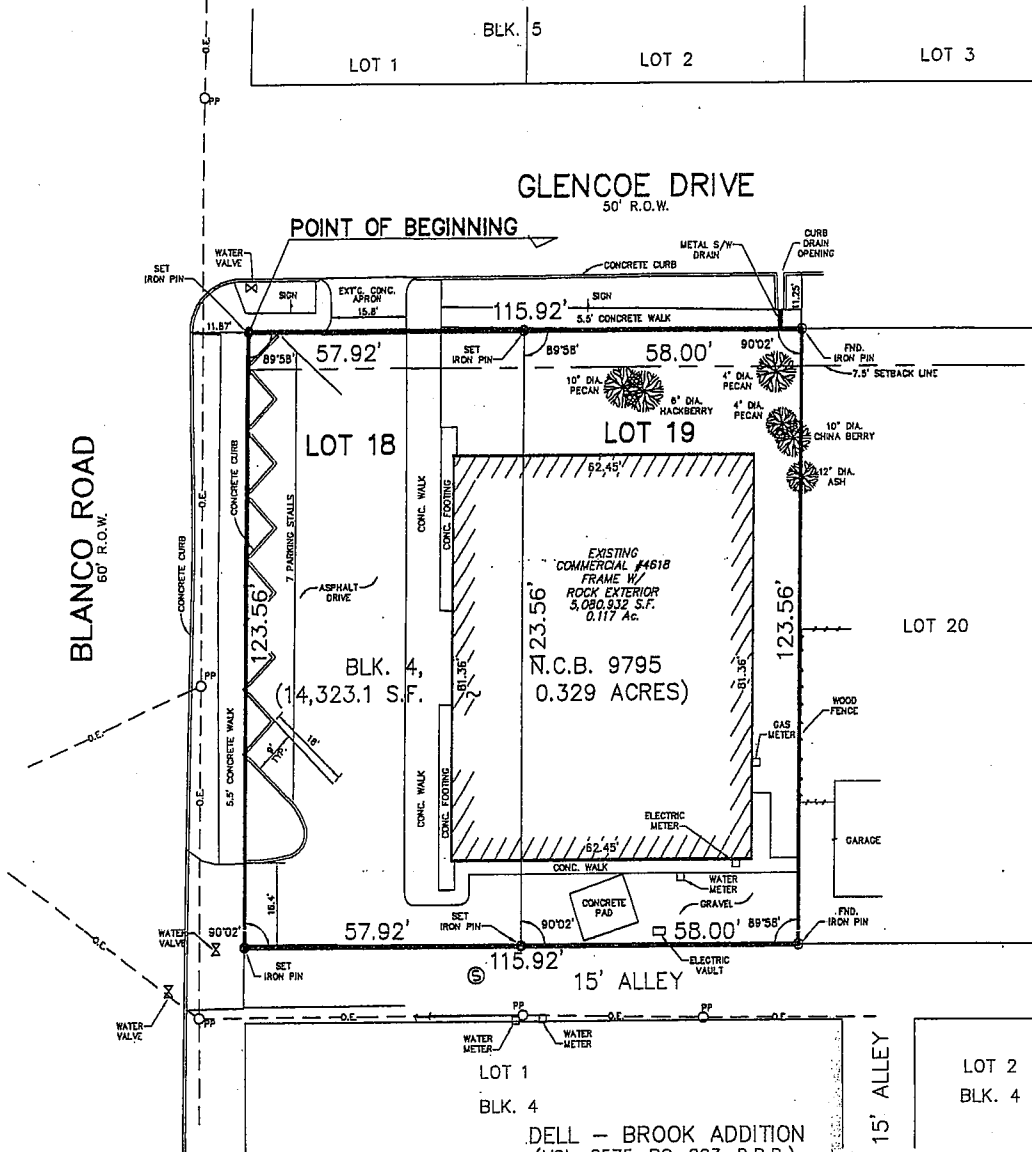
A finding of consistency is not required because the applicant is not requesting a change to the existing base zoning district. The North Central Neighborhoods Community Plan calls for Neighborhood Commercial land use for the subject property.

The subject property is located in north central San Antonio, on the southeast corner of Blanco Road and Glencoe Drive, and is 0.3089 of an acre in size. The existing commercial building was constructed in 1965, and measures approximately 5,151 square feet. The property was originally zoned "F" Local Retail District which permitted a variety of uses including residential, retail, and service uses. Upon adoption of the 2001 Unified Development Code, the previous zoning district converted to the current "C-2 AHOD" Commercial Airport Hazard Overlay District. The surrounding zoning includes "R-6 AHOD" Residential Single Family Airport Hazard Overlay District to the east and across Glencoe Drive to the north; with "C-3R AHOD" Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District to the south. Surrounding land uses include single-family dwellings to the east and across Glencoe Drive to the north; with commercial uses to the south. The subject property may be accessed by two driveways one along Blanco Road and one along Glencoe Drive.

The applicant is requesting a Specific Use Authorization to operate a Texas Car Title Business on the property. A Pay-Day Loan Agency is identified in the Unified Development Code as a use requiring a Specific Use Authorization to be allowed in the "C-1" Light Commercial, "C-2" Commercial and "C-3" General Commercial Districts. Rule Interpretation Decision (RID) 84 clarifies that any non-depository lending use is categorized under the Pay Day Loan Agency use listed in Nonresidential Use Matrix. Staff finds the requested Specific Use Authorization to be appropriate for the subject property as it is consistent with other existing uses along Blanco Road. Staff believes that this request will support a beneficial adaptive reuse of an existing vacant commercial building.

Specific Use Authorizations are those uses which are generally compatible with the land uses permitted by right in a zoning district, but which require individual review of their location, design and configuration and the option to impose conditions in order to ensure the appropriateness of the use at a particular location within a given zoning district.

CASE MANAGER: Pedro Vega 207-7980



"I, ERNEST SOBLE, the property owner, acknowledge that this plan submitted for the purpose of rezoning this property is in accordance with all applicable provisions of the Unified Development Code. Additionally, I understand that City Council approval of a site plan in conjunction with a rezoning case does not relieve me from adherence to any / all City-adopted Codes at the time of plan submittal for building permits."

11605 SQ.FT. OF IMPERVIOUS COVER
5081 SQ.FT. OF BUILDING TO BE REZONED
6524 SQ.FT. OF ALL PAVED OR HARD SURFACE
STREETS, PARKING FACILITIES, INCLUDING CURB
AND GUTTERS, WALLS, LOADING AREAS AND ASPHALT
INTENDED USE IS PAYDAY LOAN C-3S

NOTE: IRON RODS AT ALL PROPERTY CORNERS AS NOTED.

TOTAL PARKING SPACES : 7

PROPERTY ADDRESS: 4618 BLANCO ROAD

PLAT OF:

Lot 18/19, Blk. 4, N.C.B. 9795

Subdivision DELL - BROOK ADDITION

SAN ANTONIO, BEXAR County, Texas

Prepared by

BRIONES
CONSULTING & ENGINEERING LTD.

8118 BROADWAY (210) 828-1431
SAN ANTONIO, TX 78209 (210) 828-1432 fax

Reference:

As recorded in Vol. and Pg.

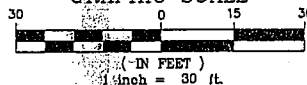
2575, 293, Deed & Plat Records

BEXAR County, Texas

Job No. _____



GRAPHIC SCALE



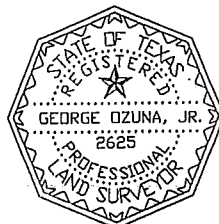
STATE OF TEXAS

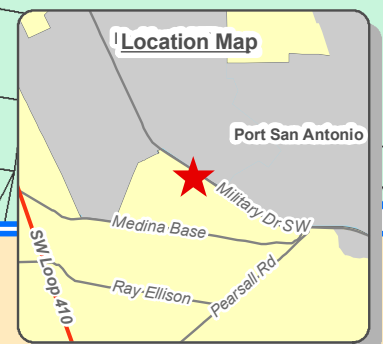
COUNTY of BEXAR

I, hereby certify that this survey
conforms to the current Texas
Surveyors Association Standards
and Specifications for a category

1B condition II survey.

This 27th day of January, 2010 A.D.





Zoning Case Notification Plan

Case Z-2010-065

Council District 4

Scale: 1" approx. = 200 Feet

Subject Property Legal Description(s): 4.899 acres out of NCB 15299

Legend

Subject Property (4.899 Acres)
 200' Notification Buffer
 Current Zoning
 Requested Zoning Change
 100-Year DFIRM Floodplain

TEXT
 (TEXT)



Planning & Development Services Dept
 City of San Antonio
 (02/26/2010 - E Hart)

Note: All Current and Requested Zoning includes AHOD Zoning (Airport Hazard Overlay District)

CASE NO: Z2010065

Final Staff Recommendation - Zoning Commission

Date: March 16, 2010

Council District: 4

Ferguson Map: 648 B5

Applicant Name:

Steve Lang (c/o Douglas R. Taylor, Executor
of Estate of Robert G. Taylor)

Owner Name:

Steve Lang (c/o Douglas R. Taylor, Executor of Estate
of Robert G. Taylor)

Zoning Request: From "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 AHOD"
Commercial Airport Hazard Overlay District.

Property Location: 4.899 acres out of NCB 15299

5300 Block of West Military Drive

On the southwest side of West Military Drive between Royal Gate Drive to the northwest and Merry
Oaks Drive to the southeast.

Proposal: To allow a commercial retail center.

Neigh. Assoc.: People Active in Community Effort (PACE)

Neigh. Plan: United Southwest Community Plan

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval.

The subject property consists of undeveloped land with frontage along West Military Drive. The property is adjacent to MF-33, C-2 and C-3 zoning to the northwest, MF-25 zoning to the southeast, and R-6 zoning to the south. The surrounding land uses consist of apartments to the southeast, apartments and commercial uses to the northwest, Lackland Air Force Base to the north and an elementary school and city park to the south.

The applicant is requesting a zoning change to allow the development of a commercial retail center. Staff finds the requested C-2 district to be appropriate for the subject property due to the intense character of the land uses to the east and west. Additionally, there is a significant amount of commercial zoning that exists within the general vicinity of the subject property. Therefore, the proposed zoning and use would be appropriate at this location and would not be out of character with the neighboring properties. Further, commercial uses would be more compatible at this location than would residential uses because the existing zoning, transportation and use patterns in this area are commercial in nature.

The property is located within the United Southwest Community Plan. The future land use designation for the subject property is Community Commercial. The requested C-2 commercial district is consistent with the future land use plan.

CASE MANAGER: Brenda Valadez 207-7945

An aerial photograph of a city, likely St. Louis, showing a dense urban area with a mix of residential and commercial buildings. A major highway, the I-44, runs diagonally across the left side of the image. The city is characterized by a grid-like street pattern and numerous parking lots. The text "River North Rezoning" is overlaid in a large, bold, black font with a white outline.

River North Rezoning

Zoning Commission
Public Hearing
March 16, 2010

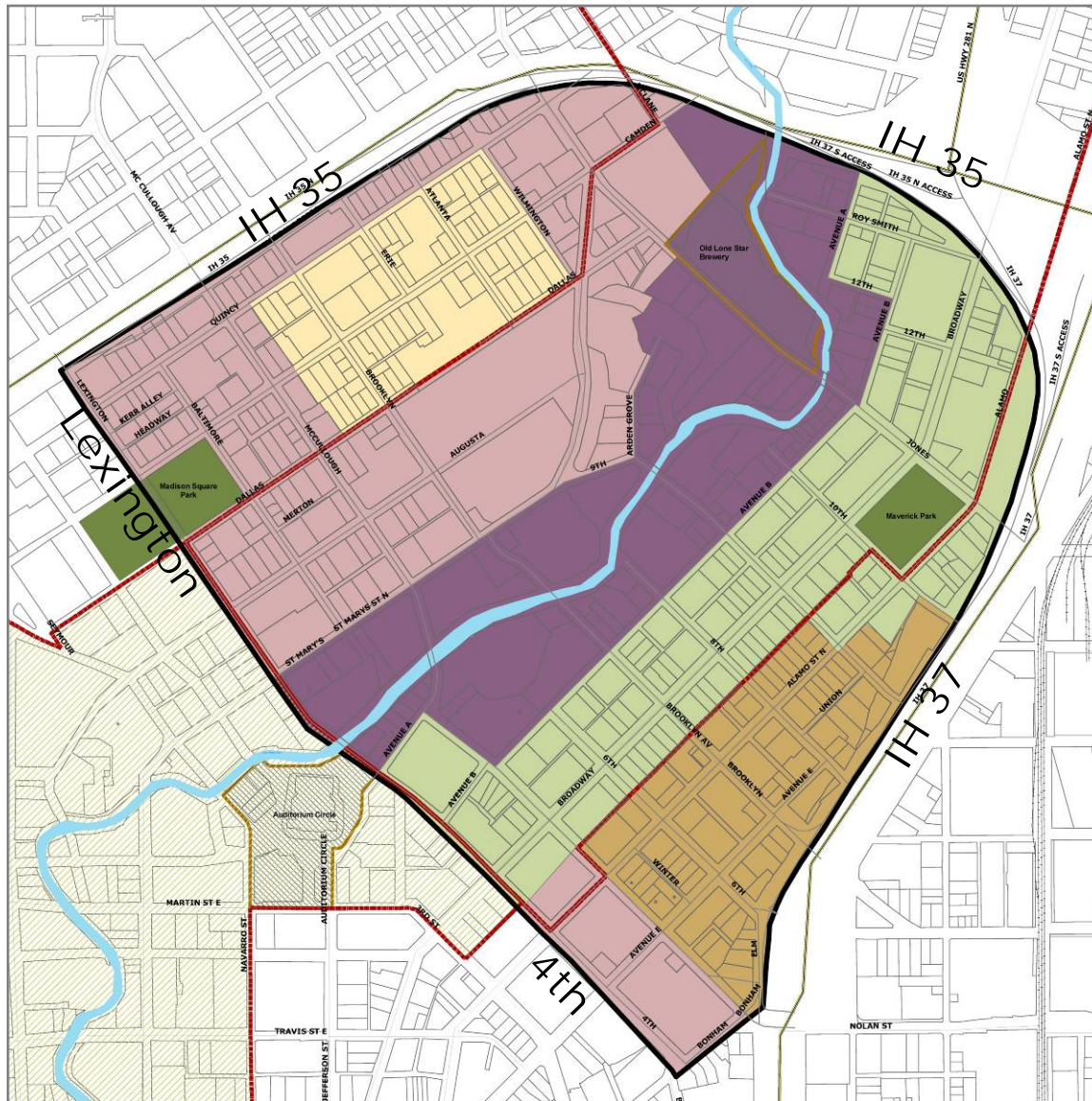
Presentation Outline

1. Rezoning Process and Timeline
2. River North Rezoning to a Form Based Zoning District
3. UDC Amendments to the base Form Based Zoning District (FBZD)
4. Next Steps

Rezoning Process

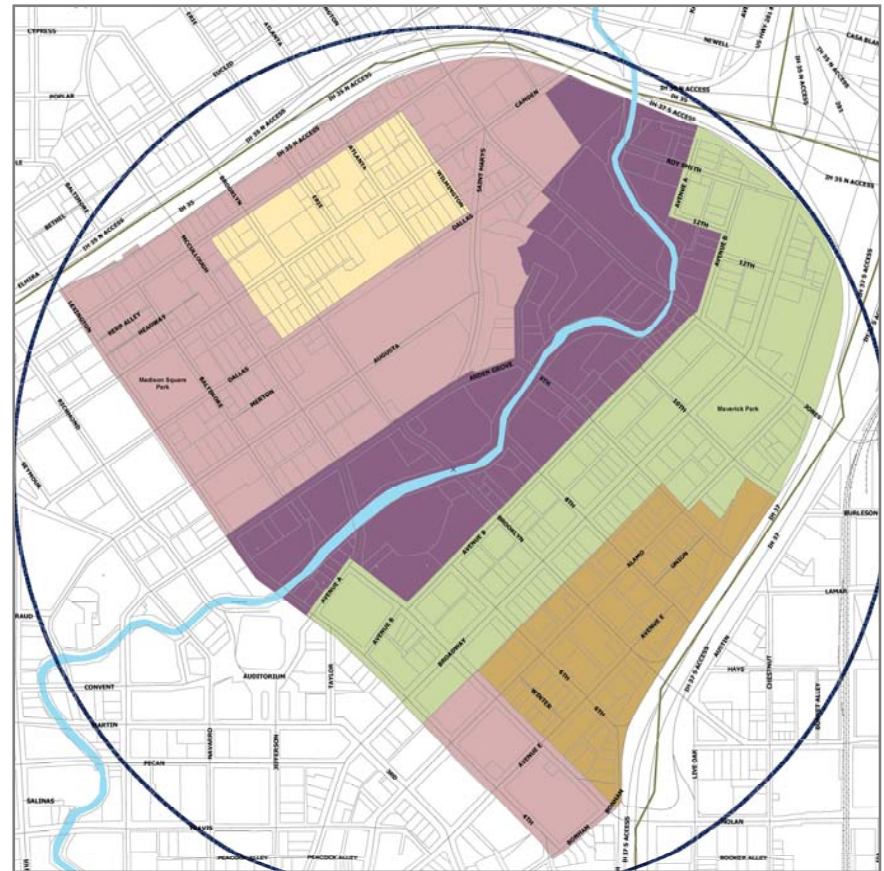
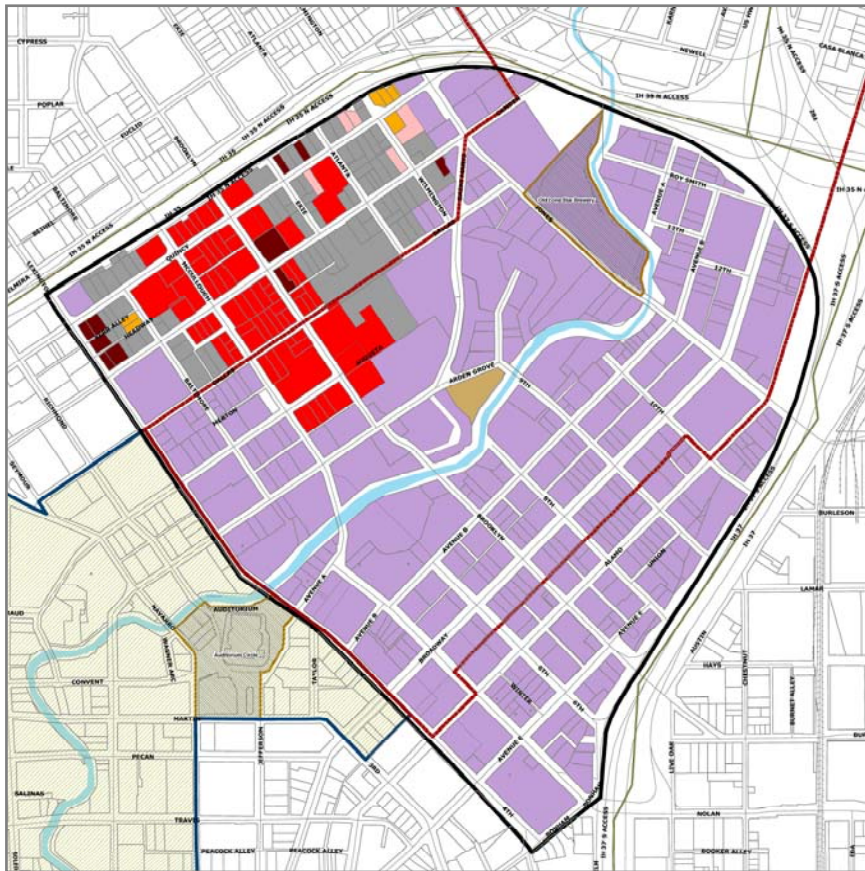
River North Master Plan adoption	March 19, 2009	√
City Council Resolution directing staff to initiate comprehensive rezoning	March 19, 2009	√
City-wide Form Based Zoning District adopted	June 2009	√
Kick-off public meeting: River North Rezoning	Oct. 19, 2009	√
1 st Public Workshop	Nov. 2, 2009	√
2 nd Public Workshop	Nov. 16, 2009	√
Open House	Dec. 7, 2009	√
3 rd Public Workshop	Feb. 19, 2010	√
Final Public Meeting	Mar. 1, 2010	√
Zoning Commission Briefing	Mar. 2, 2010	√
Zoning Commission Public Hearing	Mar. 16, 2010	
City Council Public Hearing	Apr. 1, 2010	

River North Rezoning Area



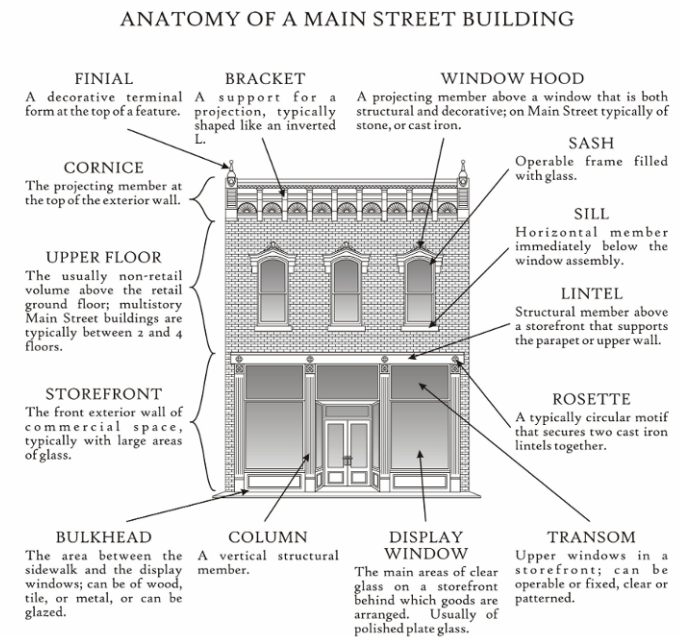
Proposed Zoning

Rezoning that Implements the River North District Master Plan



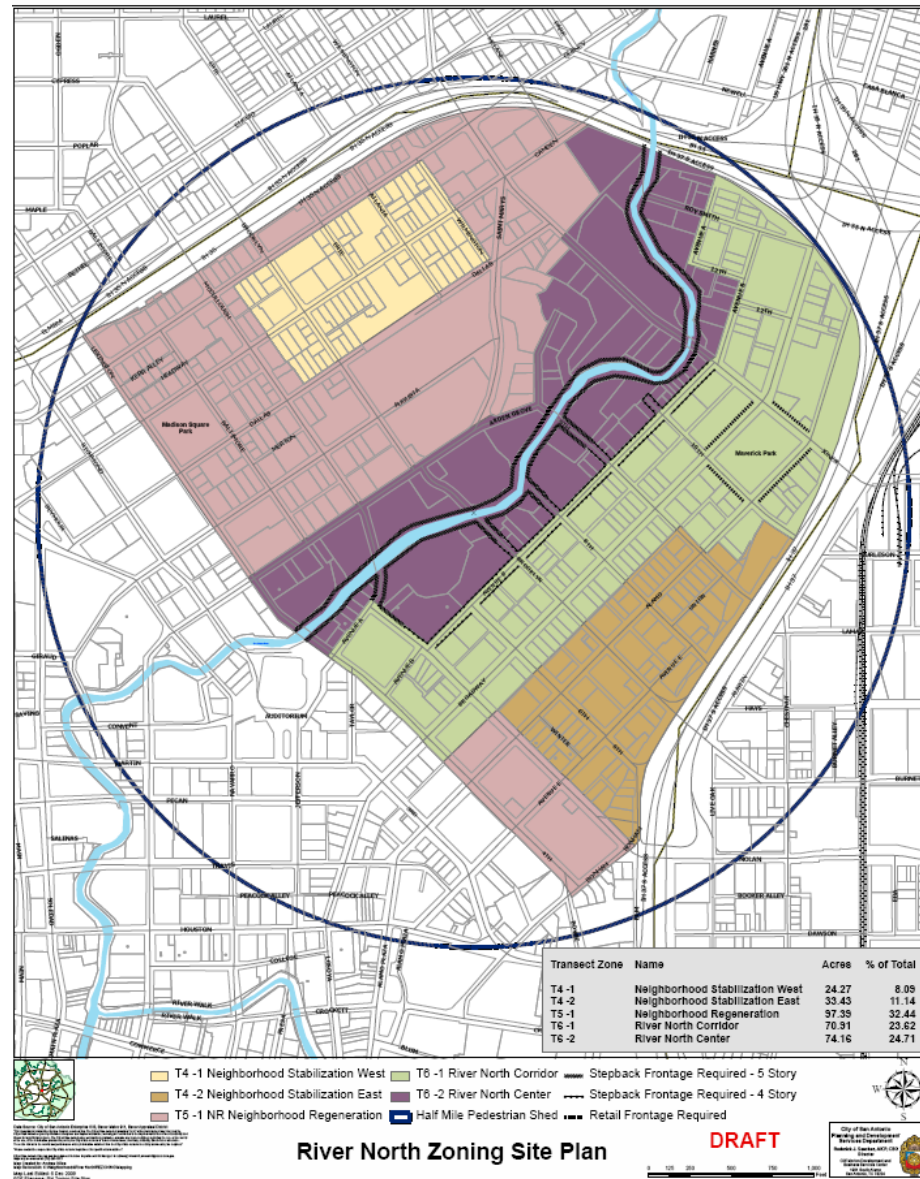
Why Form-Based Zoning?

- Implements the River North Master Plan Vision
- Greater flexibility of land use
- Greater predictability of physical outcome



Form defines character

River North Zoning Site Plan



Standards for River North

1. Summary Table

- Transect Zone Summary Table 209-18
(*“Table 18”*)

2. Specific Designations

- Retail frontage
- River frontage
- Stepback frontage

Table 209-18 – Transect Zone Summary

	T4-1	T4-2	T5-1	T6-1	T6-2
	NEIGHBORHOOD STABILIZATION WEST ZONE	NEIGHBORHOOD STABILIZATION EAST ZONE	NEIGHBORHOOD REGENERATION ZONE	RIVER NORTH CORRIDOR ZONE	RIVER NORTH CENTER ZONE
B. OVERALL DENSITY					
Infill Option	4 units / ac. gross min.	4 units / ac. gross min.	6 units / ac. gross min.	no min.	no min.
C. BLOCK SIZE					
Block Perimeter	1600 ft. max	1600 ft. max	1600 ft. max	1600 ft. max ²	2000 ft. max ²
Block Face Length	400 ft. max	400 ft. max	400 ft. max	400 ft. max	600 ft. max
D. PUBLIC FRONTAGES (see Table 209-6E and 209-6F)					
PW	not permitted	not permitted	not permitted	not permitted	not permitted
BV	permitted	permitted	permitted	permitted	permitted
RR	not permitted	not permitted	not permitted	not permitted	not permitted
RS	permitted	permitted	not permitted	not permitted	not permitted
SS & AV	permitted	permitted	permitted	permitted	permitted
CS & AV	not permitted	not permitted	permitted	permitted	permitted
Alley	permitted	permitted	<u>required*</u>	<u>required*</u>	<u>required*</u>
E. CIVIC SPACE (see Table 209-9A)					
Park	not permitted	not permitted	not permitted	not permitted	not permitted
Green	permitted	permitted	permitted	not permitted	not permitted
Square	permitted	permitted	permitted	permitted	permitted
Plaza	not permitted	not permitted	permitted	permitted	permitted
Playground	permitted	permitted	permitted	permitted	permitted
F. LOT OCCUPATION					
Primary Frontage Width	25 ft. min. 200 ft. max	25 ft. min. 200 ft. max	18 ft. min. 300 ft. max	no min - no max	no min - no max
Lot Coverage ³	70% max	70% max	80% max	85% max	90% max
G. SETBACKS - PRINCIPAL BUILDING					
Front Setback (Primary)	10 ft. min. 15 ft. max.	10 ft. min. 15 ft. max.	5 ft. min. 12 ft. max.	0 ft. min. 12 ft. max.	0 ft. min. 12 ft. max.
River Setback (Primary)*	n/a	n/a	n/a	n/a	<u>15 ft. min. 20 ft. max</u>
Front Setback (Secondary)	6 ft. min. 10 ft. max	6 ft. min. 10 ft. max	5 ft. min. 12 ft. max	0 ft. min. 12 ft. max	0 ft. min. 10 ft. max
Side Setback	0 ft. min. 7 ft. max	0 ft. min. 7 ft. max	0 ft. min. 12 ft. max	0 ft. min. 12 ft. max	0 ft. min. 10 ft. max
Rear	3 ft. min.	3 ft. min.	3 ft. min.	3 ft. min.	3 ft. min.
Frontage Buildout	60% min.	60% min.	80 %min.	80%min	80%min

Table 209-18 – Transect Zone Summary

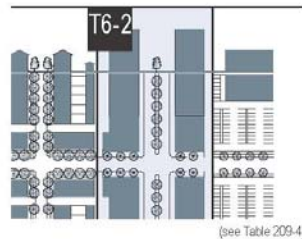
	T4 -1 NEIGHBORHOOD STABILIZATION WEST ZONE	T4 -2 NEIGHBORHOOD STABILIZATION EAST ZONE	T5 -1 NEIGHBORHOOD REGENERATION ZONE	T6 -1 RIVER NORTH CORRIDOR ZONE	T6 -2 RIVER NORTH CENTER ZONE
H. SETBACKS - OUTBUILDING					
Front Setback	24 ft. min. +bldg setback	24 ft. min. +bldg setback	40 ft. max from rear prop	3 rd lot layer	3 rd lot layer
Side Setback	0 ft or 3 ft.	0 ft or 3 ft.	0 ft. min	no max, no min.	no max, no min.
Rear Setback ⁵	3 ft. min.	3 ft. min.	3 ft. max	no max, no min.	no max, no min.
I. BUILDING DISPOSITION (see Table 209-11)					
Edge Yard	permitted	permitted	not permitted	not permitted	not permitted
Side Yard	permitted	permitted	permitted	not permitted	not permitted
Rear Yard	permitted	permitted	permitted	permitted	permitted
Court Yard	permitted	permitted	permitted	permitted	permitted
J. PRIVATE FRONTAGES (see Table 209-12)					
Common Yard	not permitted	not permitted	not permitted	not permitted	not permitted
Porch & Fence	permitted	permitted	not permitted	not permitted	not permitted
Terrace or L.C.	permitted	permitted	permitted	not permitted	not permitted
Forecourt	permitted	permitted	permitted	permitted	permitted
Stoop	permitted	permitted	permitted	permitted	permitted
Shopfront & Awning	permitted	permitted	permitted	permitted	permitted
Gallery	permitted	permitted	permitted	permitted	permitted
Arcade	not permitted	not permitted	permitted	permitted	permitted
K. BUILDING HEIGHT					
Principal Building	3 stories max.	4 stories max.	2 stories min., 4 max. ⁶	2 stories min., 8 max. ⁶	2 stories min., 10 max. ⁶
Outbuilding	2 stories max.	2 stories max.	2 stories max.	3 stories max	3 stories max
L. FUNCTION (see Tables 209-13A & 209-13B)***					
Residential	limited use	limited use	open use	open use	open use
Lodging	limited use	limited use	open use	open use	open use
Office / Service	limited use	limited use	open use	open use	open use
Retail	limited use	limited use	open use	open use	open use

Expanded Summary Table

TABLE 209-18 GRAPHICS - T6-2

RIVER NORTH DESIGN AND DEVELOPMENT MANUAL

San Antonio, Texas



i. BUILDING FUNCTION (see Table 209-13A & 209-13B)

Residential	open use
Lodging	open use
Office	open use
Retail	open use

k. BUILDING HEIGHT (see Table 209-18k)

Principal Building	10 stories max. 2 min.*
Outbuilding	3 stories max.

f. LOT OCCUPATION (see Table 209-18f)

Lot Width	no min. - no max.
Lot Coverage ¹	90% max.

i. BUILDING DISPOSITION (see Table 209-10B)

Edgeyard	not permitted
Sidelyard	not permitted
Rearyard	permitted
Courtyard	permitted

g. SETBACKS - PRINCIPAL BUILDING (see Table 209-18g)

(g.1) Front Setback Primary	0 ft. min. 12 ft. max.
(g.2) Front Setback Secondary	0 ft. min. 10 ft. max.
(g.3) Side Setback	0 ft. min. 10 ft. max.
(g.4) Rear Setback	3 ft. min.
Frontage Buildout	60% min.

h. SETBACKS - OUTBUILDING (see Table 209-18h)

Front Setback	3' lot layer
Side Setback	no max. no min.
Rear Setback ²	no max. no min.

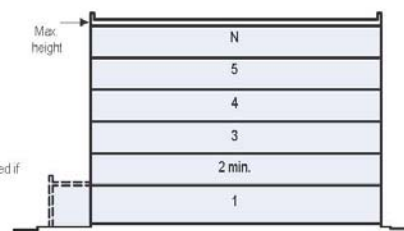
j. PRIVATE FRONTAGES (see Table 209-12)

Common Lawn	not permitted
Porch & Fence	not permitted
Terrace or L.C.	not permitted
Forecourt	permitted

BUILDING CONFIGURATION

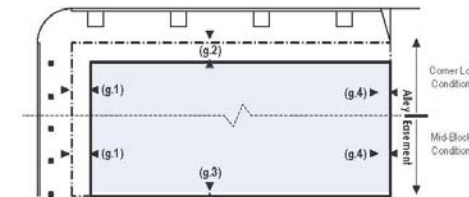
- Building height shall be measured in number of Stories, excluding Attics and raised basements.
- Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor Commercial Function which must be a minimum of 11 ft with a maximum of 25 ft.
- Single story buildings are permitted if they follow all of the following requirements:
 - the buildings are no more than 40% of a linear block face
 - the buildings are not located on street corners

*N stands for any Stories above those shown, up to the maximum. Refer to metrics for exact minimums and maximums



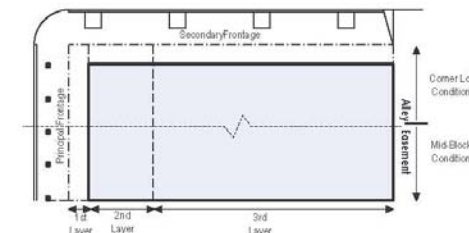
SETBACKS - PRINCIPAL BLDG

- The Facades and Elevations of Principal Buildings shall be distanced from the Lot lines as shown.
- Facades shall be built along the Primary Frontage to the minimum specified width in the table.



PARKING PLACEMENT

- Uncovered parking spaces may be provided within the third Layer as shown in the diagram (see Table 209-10C).
- Covered parking shall be provided within the third Layer as shown in the diagram (see Table 209-10C).
- Trash containers shall be stored within the third Layer.



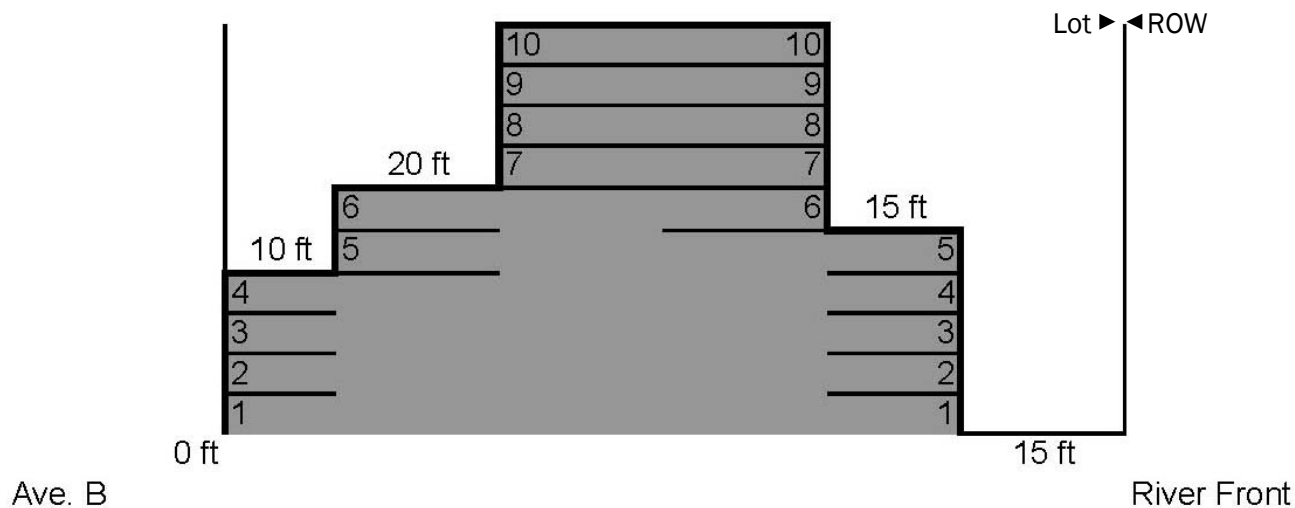
Specific Designations

- Retail Frontage – Maverick Park
 - Buildings have a shopfront frontage type at sidewalk level along the entire length of the frontage and at least 70% glazing, regardless of use



Specific Designations

- Stepback Frontage
 - Building heights not to exceed a specific height along the entire length of the frontage and through a specific depth of the building
 - Avenue B – 4 stories & stepback
 - River – 5 stories & stepback



Amendments

- 35-357 - Zoning district description and procedures
 - Rezoning
 - Submitting a Master Development Pattern Plan (MDPP)
 - Amending an MDPP

- 35-209 – FBZD Use Pattern
 - Infill Development
 - Building-Scale Plans
 - Definitions
 - Standards & Tables

Amendments

- Parking
- Alleys
- FBZD and RIO
- Industrial Uses
- Specific Designations
- Historic Structures

Parking: Min and Max

Parking table establishes minimum standards for any parking type, and maximums for surface parking only

TABLE 209-14A

MINIMUM REQUIRED PARKING (See Table 209-13A)				
	T2 T3	T4	T5	T6
RESIDENTIAL	1.25 / dwelling	1.0 / dwelling	0.75 / dwelling	0.75 / dwelling
LODGING	0.8 / bedroom	0.8 / bedroom	<u>0.5 / bedroom</u> 0.8 / bedroom	<u>0.5 / bedroom</u> 0.8 / bedroom
OFFICE	3.0 / 1000 sq. ft.	3.0 / 1000 sq. ft.	2.0 / 1000 sq. ft.	2.0 / 1000 sq. ft.
RETAIL	3.0 / 1000 sq. ft.	3.0 / 1000 sq. ft.	<u>2.0 / 1000 sq. ft.</u> 2.5 / 1000 sq. ft.	<u>2.0 / 1000 sq. ft.</u> 2.5 / 1000 sq. ft.
CIVIC	Refer to Table 35-526-3b: Parking in Nonresidential Use Districts			
OTHER	Refer to Table 35-526-3b: Parking in Nonresidential Use Districts			

TABLE 209-14B

MAXIMUM <u>ALLOWABLE</u> REQUIRED PARKING (See Table 209-13A)			
	T2 T3	T4	T5 T6
RESIDENTIAL	1.5 / dwelling	1.25 / dwelling	1.0 / dwelling
LODGING	1.0 / bedroom	1.1 / bedroom	1.2 / bedroom
OFFICE	5.0 / 1000 sq. ft.	5.0 / 1000 sq. ft.	4.0 / 1000 sq. ft.
RETAIL	<u>5.0 / 1000 sq. ft.</u> 4.5 / 1000 sq. ft.	4.0 / 1000 sq. ft.	4.0 / 1000 sq. ft.
CIVIC	Refer to Table 35-526-3b: Parking in Nonresidential Use Districts		
OTHER	Refer to Table 35-526-3b: Parking in Nonresidential Use Districts		

Parking: Exemptions

Exemptions from required parking:

- a. Non-residential: first 1,500 square feet of non-residential space exempt from required parking calculation
- b. Rehabilitated building: rehabilitated or retrofitted buildings exempt
- c. Small properties: lots under 10,000 square feet in size are exempt from required parking

Alleys

- Alleys shall be required in T5 and T6, unless:
 - a. Parcel size is less than 40,000 sq ft; or
 - b. Parcel has river frontage and parcel size is less than 90,000 sq ft
- Blocks with pre-existing alleys shall maintain such access



FBZD and RIO

Proposed Additional Exceptions:

	TOPIC	SECTION
1	Uses	<u>35-338 (c)</u>
2	Curb cuts	<u>35-672 (b)(1)</u>
3	Location of parking areas	<u>35-672 (b)(2)</u>
4	Screen or buffer parking areas	<u>35-672 (b)(3)</u>
5	Parking structures shall be compatible	<u>35-672 (b)(4)</u>
6	Install Trees	<u>35-673 (f)(3)</u>
7	Buffering and Screening	<u>35-673 (m)</u>
8	Organize the mass of the building to step back from residential uses	<u>35-674 (b)(6)</u>
9	Height	<u>35-674 (c)</u>

Industrial Uses

Manufacturing, production, warehousing, wholesale, storage, processing, assembly, and extraction functions shall be determined to be Light or Heavy within the context of FBZD based on performance criteria.

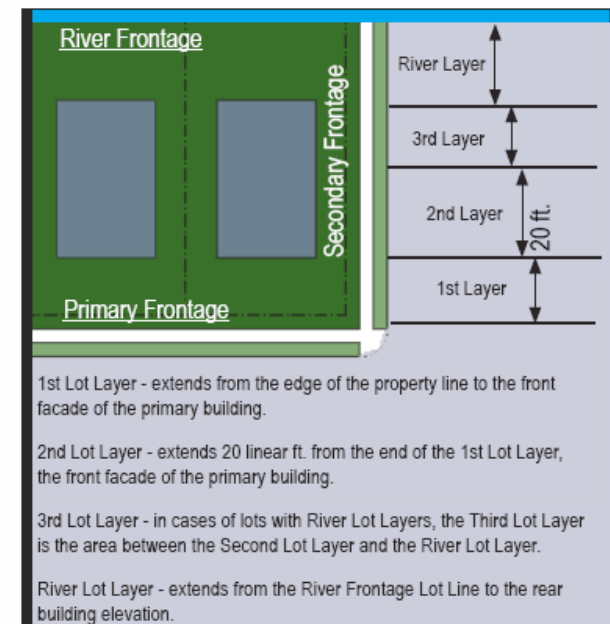
- Proposal - Remove sq. footage measure:
 - Less than 10,000 sq. ft. building ground floor area

Specific Designations

River Frontage - designation of mandatory River Frontage requiring that lots that abut the San Antonio River meet certain standards:

- Designate one of the rear or side lot lines that abuts the river as the River Frontage Lot Line
- Identify a River Lot Layer on each lot
- Buildings have a principal entrance toward the Primary Frontage, and a River Entrance

TABLE 209-10D LOT LAYERS WITH RIVER FRONTAGE



Historic Structures

- Setbacks for historic structures
 - Existing front setback shall establish the minimum required front setback for that lot

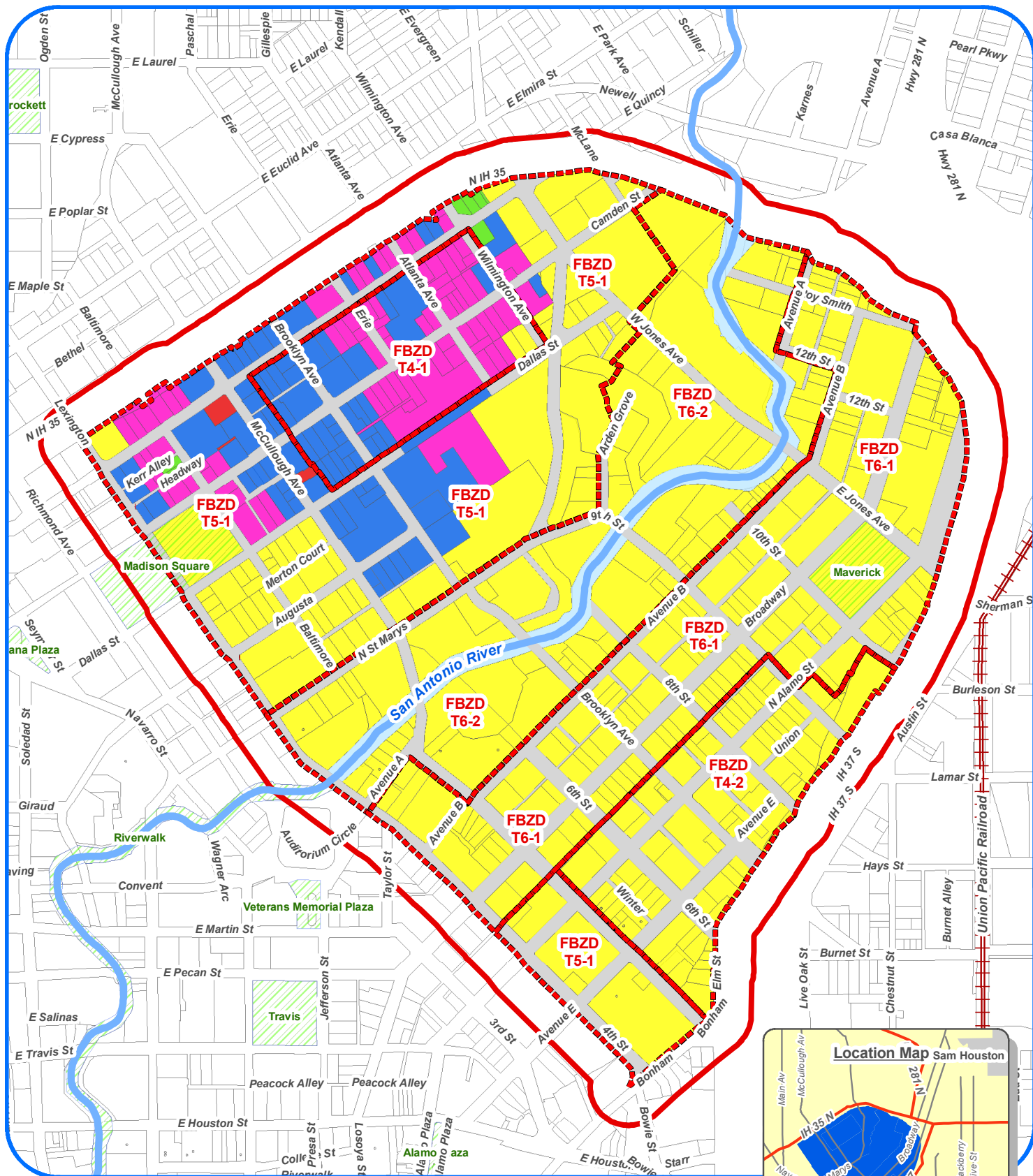


Next Steps

River North Master Plan adoption	March 19, 2009	√
City Council Resolution directing staff to initiate comprehensive rezoning	March 19, 2009	√
City-wide Form Based Zoning District adopted	June 2009	√
Kick-off public meeting: River North Rezoning	Oct. 19, 2009	√
1 st Public Workshop	Nov. 2, 2009	√
2 nd Public Workshop	Nov. 16, 2009	√
Open House	Dec. 7, 2009	√
3 rd Public Workshop	Feb. 19, 2010	√
Final Public Meeting	Mar. 1, 2010	√
Zoning Commission Briefing	Mar. 2, 2010	√
Zoning Commission Public Hearing	Mar. 16, 2010	
City Council Public Hearing	Apr. 1, 2010	

Recommendation

Staff Recommends Approval



Zoning Case Notification Plan

Case Z-2010-027

Council Districts 1 and 2

Scale: 1" approx. = 700 Feet

Subject Property Legal Description(s): See attachment.

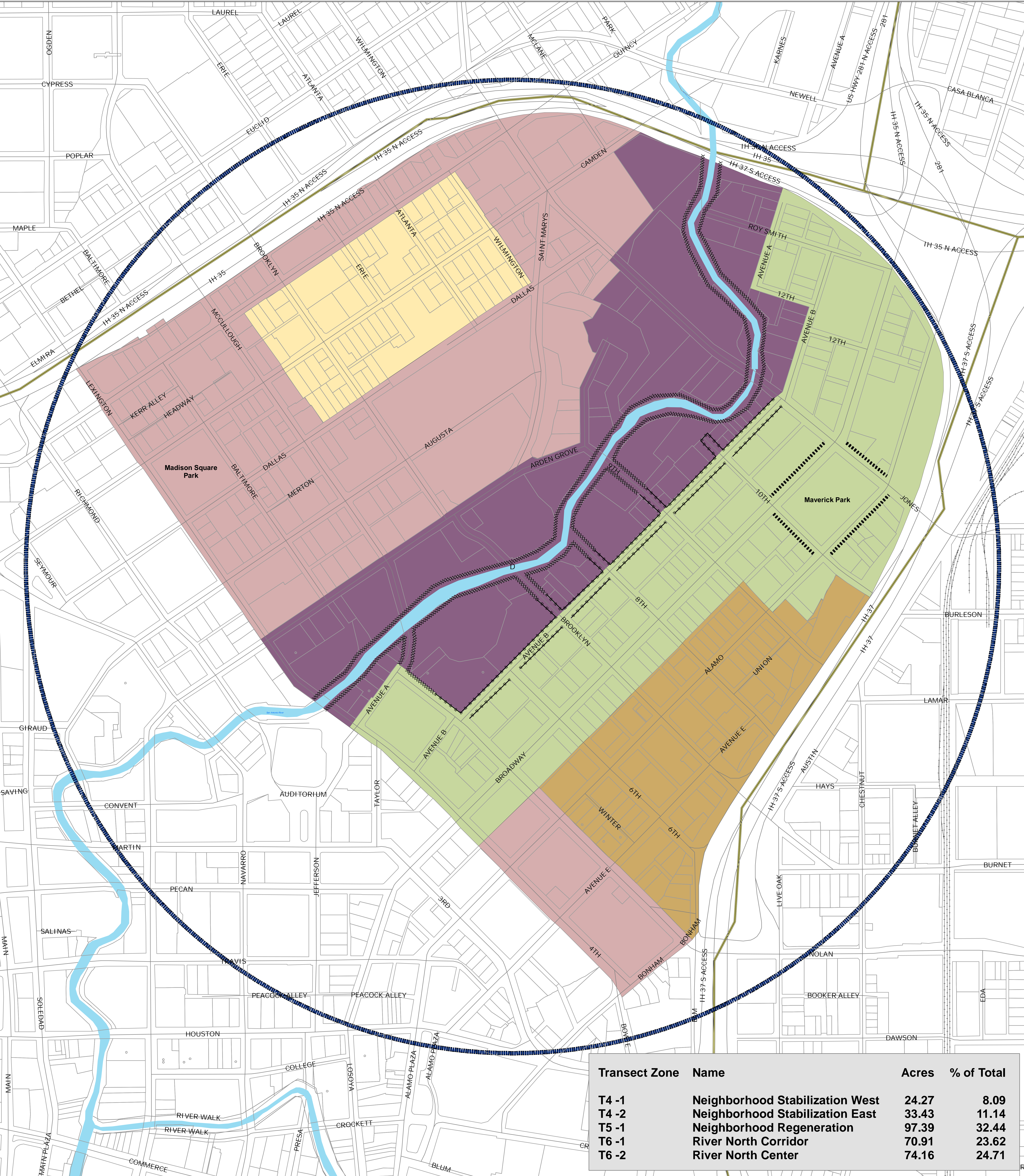
Legend

Subject Property	----- (291.2 Acres)
3,140' Notification Buffer	-----
Requested FBZD Zoning Change	TEXT
Current Commercial	Yellow
Current Industrial	Blue
Current Multi-Family	Green
Current Office	Pink
Current Right-of-Way	Grey

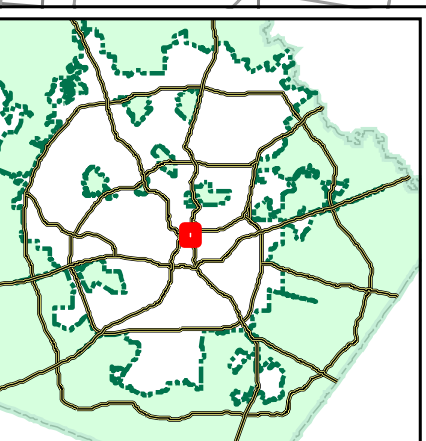


Planning & Development Services Dept
City of San Antonio
(12/08/2009 - E Hart)





Transect Zone	Name	Acres	% of Total
T4 -1	Nighborhood Stabilization West	24.27	8.09
T4 -2	Nighborhood Stabilization East	33.43	11.14
T5 -1	Nighborhood Regeneration	97.39	32.44
T6 -1	River North Corridor	70.91	23.62
T6 -2	River North Center	74.16	24.71



Data Source: City of San Antonio Enterprise GIS, Bexar Metro 911, Bexar Appraisal District
This geographic information system product, prepared from the City of San Antonio's provided GIS, is not a warranty of any kind, and the City of San Antonio expressly disclaims all express and implied warranties, including but not limited to the implied warranties of merchantability and fitness for a particular purpose. The City of San Antonio does not warrant, guarantee, or make any representation regarding the use, or the results of the use, of the information provided to you by the City of San Antonio in terms of correctness, accuracy, reliability, timeliness or otherwise. The entire risk as to the results and performance of any information obtained from the City of San Antonio is hereby assumed by the recipient.
Please contact the responsible City of San Antonio Department for specific determinations.
City of San Antonio Planning and Development Services Department GIS Manager: D.L. (Woody) Woodruff, dwoodruff@sanantonio.gov
Map may be ordered at: (210) 207-7675
Map Created by: Andrea Gilles
Map file location: K:\Neighborhoods\River North\REZONING\Mapping
Map Last Edited: 5 Dec 2009
PDF Filename: RN Zoning Site Plan

- T4 -1 Neighborhood Stabilization West
- T4 -2 Neighborhood Stabilization East
- T5 -1 NR Neighborhood Regeneration
- T6 -1 River North Corridor
- T6 -2 River North Center
- Stepback Frontage Required - 5 Story
- Stepback Frontage Required - 4 Story
- Half Mile Pedestrian Shed
- Retail Frontage Required

River North Zoning Site Plan

DRAFT

0 125 250 500 750 1,000 Feet

City of San Antonio
Planning and Development
Services Department
Roderick J. Sanchez, AICP, CBO
Director
Cliff Morton Development and
Business Services Center
1901 South Alamo
San Antonio, TX 78204

CASE NO: Z2010027

Final Staff Recommendation - Zoning Commission

Date: March 16, 2010

Council District: 1, 2

Ferguson Map:

Applicant Name:
City of San Antonio

Owner Name:
Multiple Owners

Zoning Request: From "MF-33" Multi-Family District, "C-1" Light Commercial District, "C-2" Commercial District, "C-3NA" General Commercial Nonalcoholic Sales District, "C-3R" General Commercial Restrictive Alcoholic Sales District, "C-3" General Commercial District, "O-2" High-Rise Office District, "I-1" General Industrial District, and "D" Downtown District to "FBZD T4-1" Form Based Zoning District Transect Zone 4-1, "FBZD T4-2" Form Based Zoning District Transect Zone 4-2, "FBZD T5-1" Form Based Zoning District Transect Zone 5-1, "FBZD T6-1" Form Based Zoning District Transect Zone 6-1, and "FBZD T6-2" Form Based Zoning District Transect Zone 6-2 with all existing overlay districts including "H" Historic Districts, "HS" Historic Significant, "HE" Historic Exceptional, "RIO-2" River Improvement Overlay District-2 and "AHOD" Airport Hazard Overlay District remaining unchanged.

Property Location: Multiple properties generally bound by IH-35 to the north; Lexington and 4th Street to the southwest; and Bonham, Elm Street, and IH-37 to the southeast

Proposal: To implement zoning that is consistent with the River North Master Plan

Neigh. Assoc.: Downtown Residents Association

Neigh. Plan: River North Master Plan portion of the Downtown Neighborhood Plan

TIA Statement: A Traffic Impact Analysis (TIA) is not required.

Staff Recommendation:
Approval.

The River North District Master Plan was adopted as an update to the Downtown Neighborhood Plan on March 19, 2009. The future land use designation for the entirety of the River North area is Mixed Use land use. The request to change the zoning for the subject area to a Form Based Zoning District ("FBZD") is consistent with the Mixed Use land use designation.

The Mixed Use land use provides for multiple uses in the same development, generally including residential, office, retail and commercial uses. The majority of the parcels in the subject area are currently zoned "I-1" General Industrial District, with some "C-2" Commercial District, "O-2" High-Rise Office District, "C-3" General Commercial District and "MF-33" Multi-Family District on the northwest side. These zoning categories do not generally facilitate mixed use development and are therefore not consistent with the vision as described in the River North District Master Plan. The existing zoning districts generally allow for only a single type of use on individual parcels and limit the development potential in the area.

The rezoning of the subject area is the first step toward implementing the River North District Master Plan. The Master Plan outlines a vision and strategy for the redevelopment of River North and sets several guiding principles, one of which is to "guide incremental growth through a Form-Based Code".

The vision for River North is to create sustainable, mixed-income, mixed-use residential neighborhoods that provide a range of neighborhood-serving uses, for locals and tourists alike. In addition, the rezoning of River

CASE NO: Z2010027

Final Staff Recommendation - Zoning Commission

North is one component of a redevelopment strategy already underway in River North. Several public improvement projects have been completed or are in process (establishment of a TIRZ, Museum Reach of the River Improvements Project, VIA Streetcar Feasibility study). A rezoning of the area to "FBZD" would complement public investment initiatives intended to catalyze additional development.

In order to reach compatibility between land use and zoning as well as uphold the Master Plan vision of creating mixed use neighborhoods, a rezoning is needed that allows a mix of uses not only on individual parcels but in the area as a whole. The proposed rezoning would provide more flexibility regarding land uses and development options, targeting one of the challenges to infill development. The requested "FBZD" Form Based Zoning District is consistent with Mixed Use land use and with the redevelopment vision as established by the River North District Master Plan.

CASE MANAGER: Andrea Gilles 207-2736